

Record filed by  
The City of Charlottetown  
In the matter of  
Nicholas Haddad v. City of Charlottetown  
(Appeal #LA25024)

Submitted by Melanie McKenna  
on behalf of the City of Charlottetown

December 23, 2025

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23	Various	Emails of Melissa Kitson <i>*redactions made for relevance</i>
24	Various	Emails of Ira Birt



Mailing: 70 Kent Street  
Charlottetown, PE, C1A 1M9  
Tel: 902-629-4158  
Fax: 902-629-4156  
Email: planning@charlottetown.ca Website: www.charlottetown.ca

For Office Use Only	
File #:	25-422
Permit #:	084-BLD-025
PID #:	145805
Zone:	R1C
Permit Fee:	\$50.00 CC
Received:	3/27/25

## BUILDING & DEVELOPMENT PERMIT APPLICATION

### 1. TYPE OF WORK

New Building  Renovate Existing  Addition  Change Use  Other: Garage

### 2. CONTACT INFORMATION

**APPLICANT** Name: David Fraser /Country Lane Const. Address: 93 48 Road, Mt. Albion  
Phone: \_\_\_\_\_ Cell: (902) 394-6792  
Email: hello@countrylanecconstruction.com Postal Code: C1B 3J9

**OWNER** Name: Nickolay Haddad Address: 566 Malpeque Rd  
Phone: \_\_\_\_\_ Cell: (902) 626-7318 Winsloe Charlottetown  
Email: \_\_\_\_\_ Postal Code: C1E 1Z2

**CONTRACTOR, ARCHITECT, OR ENGINEER** Name: Country Lane Construction Address: 93 48 Road, Mt. Albion  
Phone: \_\_\_\_\_ Cell: (902) 394-6792  
Email: hello@countrylanecconstruction.com Postal Code: C1B 3J9

### 3. PROJECT INFORMATION

Project Location: 566 Malpeque Road Parcel # 145805

Proposed Occupancy: -None

Current Occupancy:  
(if Existing Building on Lot)  
-None

Estimated Value of Construction: \$ 40,000

Corner Lot: Yes:  No:  Other Buildings on Lot? Yes:  No:  If yes, identify use: Single family home

If Building/Addition is under 20m<sup>2</sup>, will the Grades be changing? Yes:  No:  Not Applicable:

### 4. DETAILED PROJECT DESCRIPTION

Add 20 feet to front of gambrel-roof garage. Addition size is 20x20. detected  
Concrete floor, wood-framed, engineered wood trusses, metal-clad roof & sides.  
No grade changes required. No plumbing in this project. Existing electrical lines  
adequate supply. No sewer work. Will be insulated at a later date.

THIS IS AN APPLICATION ONLY

Page 1 of 2

See Reverse for Additional Information

## 5. DECLARATION & SIGNATURE

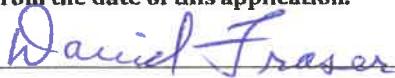
### I DO SOLEMNLY DECLARE & CERTIFY:

- 1) That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
- 2) That the statements contained in this Application are true and complete and are made with full knowledge of the circumstances connected with this Application.
- 3) That the plans and specifications submitted with this Application are prepared for the construction or alteration for the building or buildings described, and the building or development will be constructed or carried out in accordance with the plans and specifications as submitted.
- 4) That to the best of my knowledge, information and belief, the plot plans submitted correctly set out the dimensions and the area of the lands described in the Application, and the relation of the location of the proposed building to the street and property line.
- 5) That I know of no reason the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
- 6) Provided that the City, its officers, agents and/or employees are acting in good faith in the administration of the City's Bylaws, I waive all rights or action against the City of Charlottetown and/or its officers, agents, or employees in respect of any damages which may be caused through the operation of any provision(s) in any of the Bylaws or for the refusal of a permit or for any cause or irregularity or nonconformity with the Bylaws or regulations adopted by the City of Charlottetown.
- 7) I assume responsibility for damage to any City property including: sidewalks, curbs, gutters, etc. and I irrevocably agree to bear the cost of remediation repair or replacement of any City property damaged by myself or by any contractors, agents or employees working on the property which is the subject of this Application to the complete satisfaction of the City of Charlottetown.
- 8) I acknowledge that I am responsible for hiring a qualified engineer or landscape architect to create a surface drainage plan, ensuring that surface water on the lot does not cause damage or water runoff onto adjoining lots. Further, I acknowledge that I am responsible for maintaining drainage on the lot during construction, so as not to cause damage or water runoff onto adjoining lots.
- 9) I acknowledge that I am aware of any relevant incentive programs offered by the City and that Applications for such programs are to accompany a Building Permit Application.
- 10) The City of Charlottetown reserves the right to determine the applicable estimated construction cost of all types of building or development. See Section 6 below.
- 11) I agree to comply with all laws and bylaws of Canada, Province of Prince Edward Island, and City of Charlottetown pertaining to the construction/and use of the development applied for herein.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

I acknowledge, that failure to provide sufficient information and documentation as requested by the Planning & Heritage Department, will result in this Building & Development Permit application being considered "Null and Void" and the file will be closed after six (6) months from the date of this application.

SIGNATURE OF  
APPLICANT/OWNER:



DATE: March 25/2025

Please indicate how you would like to receive the approved permit:  Post  Email  Pick-Up at Planning Dept.

## 6. DETERMINING BUILDING PERMIT FEE BASED UPON ESTIMATED COST OF CONSTRUCTION

- 1) Permit Fees are based upon project valuation on the determined valuation of a project.
- 2) Valuation means the estimated total cost of building construction, including all electric, mechanical, plumbing and permanently fixed equipment. It is not meant to determine the market value of the structure.
- 3) Values provided by the applicant that appear to be significantly lower or higher than experience has shown with similar projects will be determined by researching recent similar permits or commercial valuation tools to determine an approximate average square foot value of the work.
- 4) Total valuation includes design fees but does not include land price.

# CITY OF CHARLOTTETOWN

## RECEIPT

CITY OF CHARLOTTETOWN  
**Planning & Heritage**  
70 Kent Street  
Charlottetown, PE C1A 1M9

**Receipt Number:** 25-00317

**Associated Location:** 566 Malpeque Rd

**Payment Date:** 3/27/2025

**Payment Amount:** \$50.00

**Payment Method:** Credit Card #153259

**Payer Name:** Country Lane Construction David Fraser

**Payer Address:** 93 48 Road, Mount Albion, PE C1B 3J9

**Cashier Name:** Melissa Kitson

TYPE	DESCRIPTION	REVENUE CODE	AMOUNT
Permit 084-BLD-25 (BLD-SID)	Detached Structure Fee	010-6100-41005-0000	\$50.00
<b>Total Amount</b>			<b>\$50.00</b>
<b>Total Amount Paid</b>			<b>\$50.00</b>

Parcel 469775

4

Parcel 145805

Parcel  
145813

Parcel 145797

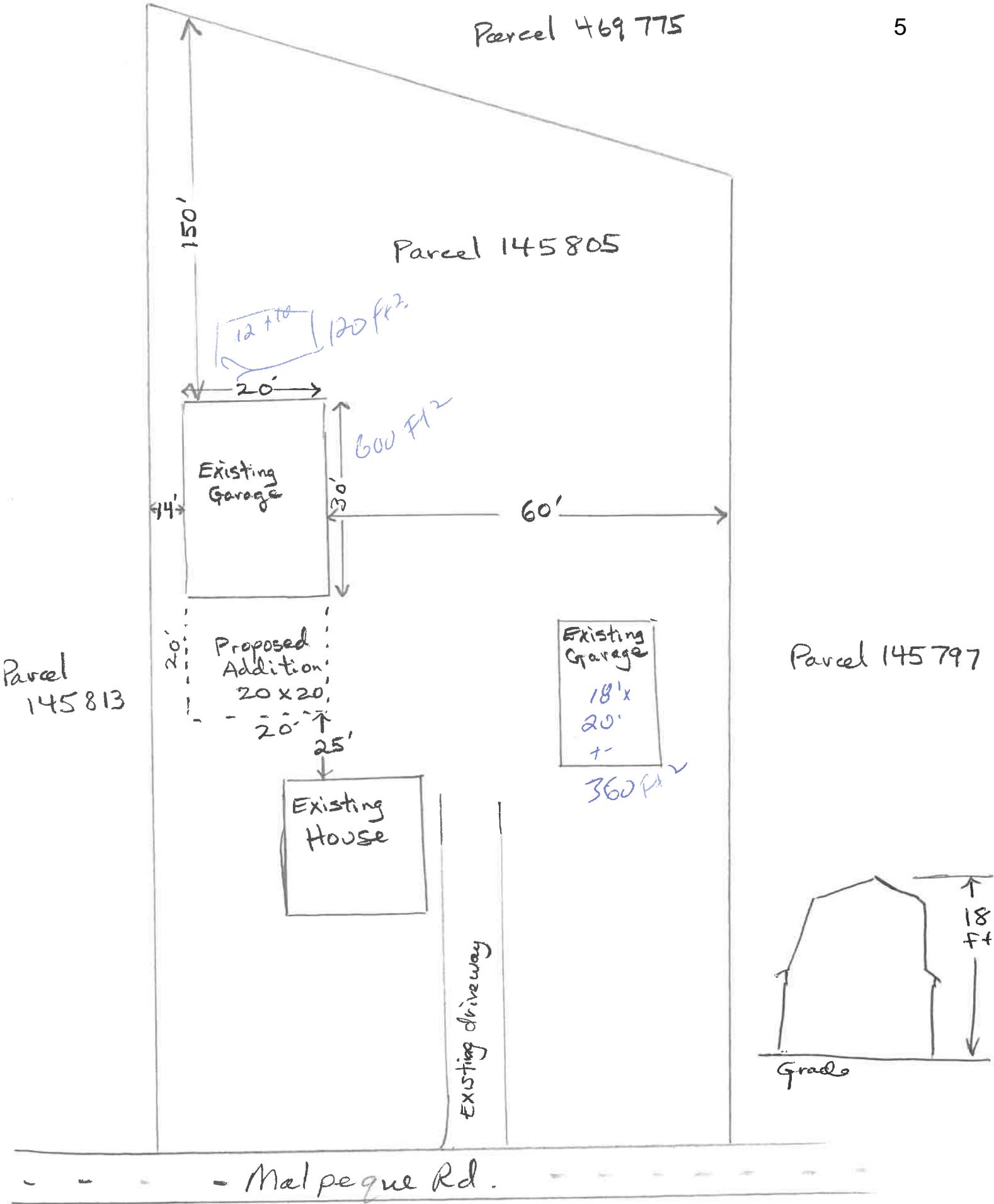
Proposed  
Addition  
 $20 \times 20$   
- 20 ↑  
25

## Existing House

### Existing driveway

- - - - - Mælpeque Rd

\* NOT TO SCALE

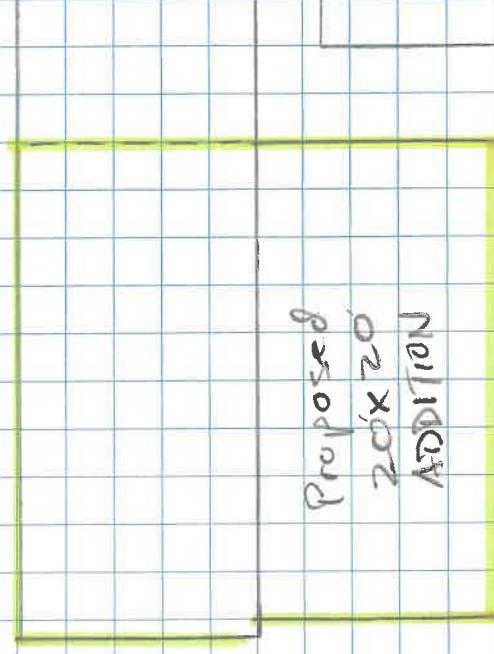


- Malpeque Rd -

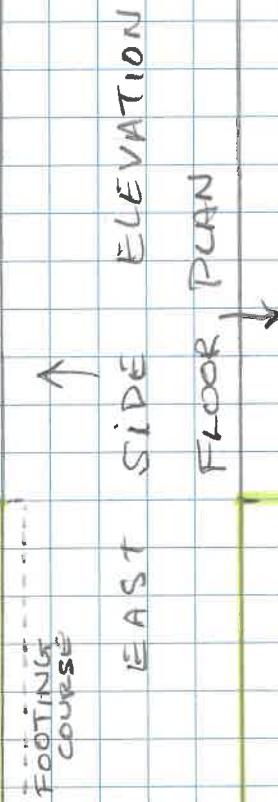
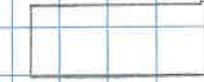
\* NOT TO SCALE

# PLANNING

Rec'd 4/22/25 Int'l NK



EXISTING GARAGE



EAST SIDE ELEVATION

FLOOR PLAN

FOOTING COURSE



Proposed  
20'x20'  
ADDITION  
(OPEN GARAGE SPACE)

11x12' Roll-up  
Door

# PLANNING

7  
Rec'd 4/22/25 Int MK

Garage addition proposal for :

Owner :

Nicholas Haddad  
566 Malpeque Road

Contractor :

Country Lane Construction  
93 48 Road, Mt. Albion PE  
C1B 3J9  
(902) 394-6792

Project : 20x20 addition/extension to the front of existing gambrel-roof garage.

Addition/extension will have the same gambrel roof, built with trusses.

Vertical walls will be 2x6 on 16" centres.

Exterior walls & roof to be clad in metal, same as existing.

Slab-on-grade cement floor with standard cement footings.

No electrical or plumbing required in the addition.

Present electrical supply to the garage is underground.



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## Permit 1B2AUS

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**From** City Planning <cityplanning@charlottetown.ca>

**Date** Wed 2025-04-23 3:52 PM

**To** hello@countrylaneconstruction.com <hello@countrylaneconstruction.com>; Birt, Ira <ibirt@charlottetown.ca>

566 Malpeque Rd, PID 145805, is zoned R-1L, Single Detached Residential with a lot area of .5 acres. As such, the maximum aggregate area of accessory buildings is 850 sq. ft. as per 4.1.2 of the Charlottetown Zoning and Development Bylaw. The existing accessory buildings have an area in excess of this, so no further expansion may be permitted. The application is **denied**.



# CHARLOTTETOWN

Mailing: 70 Kent Street  
Charlottetown, PE, C1A 1M9  
Email: planning@charlottetown.ca

Tel: 902-629-4158  
Fax: 902-629-4156  
Website: www.charlottetown.ca

For Office Use Only			
File #:	25-1002	Zone:	R1L
Permit #:	020-MJV-25	Permit Fee:	\$400.00
PID #:	145805	Received:	9/25/25

## VARIANCE APPLICATION

### 1. TYPE OF WORK

Major Variance  Minor Variance

### 2. CONTACT INFORMATION

Name: NICK Haddad Address: 566 malpeque rd

APPLICANT Phone: 9026267318 Cell: \_\_\_\_\_

Email: nighthaddad53@ymail.com Postal Code: C1E-1Z2

Name: NICK Haddad Address: 566 malpeque rd

OWNER Phone: 9026267318 Cell: \_\_\_\_\_

Email: \_\_\_\_\_ Postal Code: C1E 1Z2

### 3. PROJECT INFORMATION

Project Location: 566 malpeque rd

Present Requirements: \_\_\_\_\_  
(Setbacks, Height, Density, etc.)

Proposed Requirements: \_\_\_\_\_  
(Setbacks, Height, Density, etc.)

### 4. DETAILED PROJECT DESCRIPTION

ADD 20ft ~~to~~ to existing Building for storage, clean up yard put everything in side, so I dont have to bring Temp. containers into yard.

### 5. APPLICATION REQUIREMENTS

<input type="checkbox"/> Application Form with Fees	<input type="checkbox"/> Survey Plan	<input type="checkbox"/> Other Drawings	<input type="checkbox"/> Permission from Owner
<ul style="list-style-type: none"> <li>• Minor Variance: \$300 for the first variance</li> <li>• Major Variance: \$400 for the first variance</li> <li>• \$50 for each additional variance</li> </ul>	<ul style="list-style-type: none"> <li>• Current Survey Plan showing the existing with any proposed alterations.</li> </ul>	<ul style="list-style-type: none"> <li>• Any relevant drawings of proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>• If Applicant is not the property Owner, Owner must grant permission to apply.</li> </ul>

### 6. DECLARATION & SIGNATURE

I do solemnly declare that I am the Authorized Agent of the Owner/the Owner named in the Application and certify that the statements contained are true and complete, and are made with full knowledge of the circumstances connected with this Application.

SIGNATURE OF APPLICANT:  DATE: Sept 21, 25

# CITY OF CHARLOTTETOWN

## RECEIPT

CITY OF CHARLOTTETOWN  
Planning & Heritage  
70 Kent Street  
Charlottetown, PE C1A 1M9

**Receipt Number:** 25-00921

**Associated Location:** 566 Malpeque Rd  
**Payment Date:** 9/25/2025  
**Payment Amount:** \$400.00  
**Payment Method:** Credit Card #09644J  
**Payer Name:** Nicholas James Haddad  
**Payer Address:** 566 Malpeque Rd, Charlottetown, PE C1E 1Z2  
**Cashier Name:** Melissa Kitson

TYPE	DESCRIPTION	REVENUE CODE	AMOUNT
Project 566 Malpeque Rd	Major Variance	010-6100-41010-0000	\$400.00
<b>Total Amount</b>			<b>\$400.00</b>
<b>Total Amount Paid</b>			<b>\$400.00</b>

# PLANNING

3-4/2025 M.D.R



Proposed  
20x20  
Addition



EXISTING GARAGE

Existing  
garage

EAST SIDE ELEVATIONS

Floor plan

Existing  
roll-up  
door  
20x20'

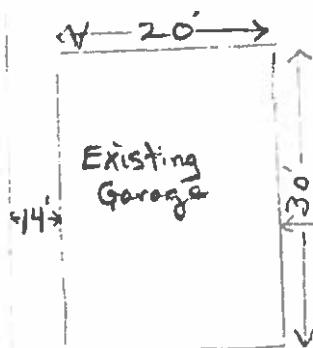
Proposed  
addition  
16' open garage space

EXISTING GARAGE

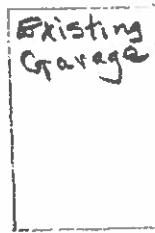
Parcel 469775

150'

Parcel 145805

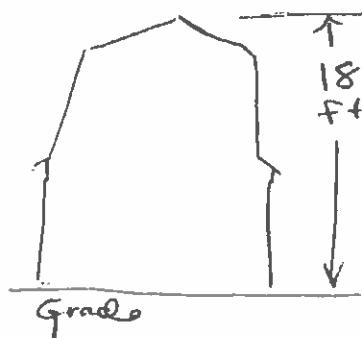
Parcel  
145813

60'



Parcel 145797

Existing driveway



- - - - - Malpeme Rd - - - - -

\* NOT TO SCALE

October 09, 2025

**RE: 566 Malpeque Road (PID# 145805)**

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received a request for Major Variance at 566 Malpeque Road (PID# 145805) within the Single Detached Residential (R-1L) Zone.

The Major Variance application is to allow for a 20' by 20' addition to an existing accessory building which is otherwise not permitted as it exceeds the total maximum building footprint for lot area ranging from 0.5 to 0.99 Acres (21,780sq ft to 43,559sq ft) according to Section 4.1.2 (b) of the *Zoning and Development Bylaw*. Section 3.9.1 (i) of the *Zoning and Development Bylaw* states, Where a Development and/or Building Permit application does not meet the regulations of zones in this by-law as listed in Section 8, the applicant may apply for a Major Variance if the proposed Building or Development complies with the general intent and purpose of the *City of Charlottetown Official Plan*, and in any circumstances Variance request is not substantial and does not entail a Rezoning application. If there is any doubt, then a Rezoning application or Site Specific Exemption must be sought by the applicant.

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of the Major Variance request. If you have any objections or comments regarding the Major Variance please state the rationale for your objection(s) as part of your written comments. Written comments shall be submitted no later than **4:30pm on Thursday, October 23, 2025**. Please email written comments to the reporting Planner at [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca).

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

In accordance with Section 3.9.4 (Major Variances) of the *Zoning and Development Bylaw*, the Major Variance will be referred to Planning Board which shall consider the request and any comments received in response to the notice and shall make a recommendation to Council. Council may, without prejudice, approve or reject the major variance. City of Charlottetown Planning Board will consider this application at its meeting at **4:30pm, Tuesday, November 4<sup>th</sup>, 2025 in City Council chambers (2<sup>nd</sup> Floor) at City Hall** and may then recommend to Council to grant or deny this variance.

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



Sonia Kamal, MPlan, B.Arch, Planner II

PID	OWNER_NAME	OWNER_ADDRESS	OWNER_CITY	OWNER_PROV	OWNER_POSTAL_CODE
694265	BRODIE JONATHAN SANDERSON & SAMANTHA GAVARD	[REDACTED]	CHARLOTTETOWN	PE	C1E 1Z2
145771	DAVID FINLEY MACLEOD	[REDACTED]	CHARLOTTETOWN	PE	C1E 1Z2
145748	DEAN E CROSBY	[REDACTED]	WINSLOE	PE	C1E 1Z2
798355	DUNCAN H T STURZ & TESA M E COURT	[REDACTED]	WINSLOE	PE	C1E 1Z2
430314	GOVERNMENT OF PRINCE EDWARD ISLAND	[REDACTED]	CHARLOTTETOWN	PE	C1A 7N8
145763	ISLANDVALE INC	[REDACTED]	STRATFORD	PE	C1B 2V6
601401	J WAYNE & SANDRA A MACNEILL	[REDACTED]	WINSLOE	PE	C1E 1Z2
785089	JOHN C W STURZ & JENNIFER A HOOD	[REDACTED]	SOUTH WINSLOE	PE	C1E 2Y2
402750	JORDEN PARKMAN	[REDACTED]	CHARLOTTETOWN	PE	C1E 1Z2
601245	LEAH E ELLIS	[REDACTED]	WINSLOE	PE	C1E 1Z2
412098	LILLIAN BANKS	[REDACTED]	WINSLOE	PE	C1E 1Z2
841791	LINDSAY LEE MUTCH	[REDACTED]	MILTON STATION	PE	C1E 3E6
145805	NICHOLAS JAMES HADDAD	[REDACTED]	CHARLOTTETOWN	PE	C1E 1Z2
145839	NORTHERN WATTERS KNITWEAR INC	[REDACTED]	CHARLOTTETOWN	PE	C1A 1H9
145797	QUEENS CONDMINIUMS CORP NO 63(MALPEQUE CONDOS)	[REDACTED]	WINSLOE	PE	C1E 1Z2
145813	ROYALTY MAPLE PROPERTIES INC	[REDACTED]	CHARLOTTETOWN	PE	C1E 1H8
145755	SUMMER SAVOURY LTD	[REDACTED]	STRATFORD	PE	C1B 3W2
444901	SUNBREEZE INC	[REDACTED]	WINSLOE	PE	C1E 1Z2

**PLANNING & HERITAGE: PLANNING BOARD MINUTES**  
**THURSDAY, OCTOBER 9, 2025**  
**COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR, CITY HALL, 199 QUEEN STREET**  
**Live streaming at [www.charlottetown.ca/video](http://www.charlottetown.ca/video)**

<b><u>Present:</u></b>	<b>Deputy Mayor Jankov, Chair</b>	<b>Dave Essery, RM</b>
	<b>Councillor Julie McCabe</b>	<b>Bobby Kenny, RM</b>
	<b>Councillor Norman Beck</b>	<b>Jacqui Scaman, RM</b>
		<b>Satyajit Sen, RM*</b>
		<b>Lea MacDonald, RM</b>
		<b>Paul Connolly, RM</b>

<b><u>Also:</u></b>	<b>Mike Ruus, Director, Int. Growth</b>	<b>Melissa Kitson, IO/AA**</b>
	<b>David Gundrum, Mgr, PH</b>	<i>**minute taker</i>
	<b>Laurel Palmer, PIII</b>	<b>*attended virtually</b>
	<b>Michael Fraser, PII</b>	
	<b>Sonia Kamal, PII</b>	

<b><u>Regrets:</u></b>	<b>Stephanie MacDonald, PI</b>
	<b>Mayor Phillip Brown</b>

**1. Call to Order**

Chair Deputy Mayor Jankov called the meeting to order at 4:40 PM

**2. Declaration of Conflicts**

Chair Deputy Mayor Jankov asked if there were any conflicts. There was one conflict declared by Councillor McCabe with respect to report #6, 14-16 Vail Dr (PID# 355826).

**3. Approval of Agenda**

There was a request move the reports for the Major Variance for 88-90 Sydney St and the Rezoning Birchwood St to items #1 and #2 respectively on the agenda as the presenting staff had prior commitments and needed to leave the meeting early.

Moved by Councillor McCabe and seconded by Paul Connolly that the agenda for Thursday, October 9, 2025, be approved.

CARRIED

**4. Adoption of Minutes**

Moved by Lea MacDonald and seconded by Councillor Beck that the minutes of the Planning Board meeting held on Tuesday, September 2, 2025, as circulated, be approved.

CARRIED

**5. Business arising from Minutes**

There was no business arising from the minutes.

**6. a) Reports: Variances**

**1. 88-90 Sydney Street (PID# 338053)**

**Property Information:** Downtown Neighbourhood (DN) Zone

**Presenter:** Laurel Palmer, Planner III

**Applicant/Representatives at the meeting:** Calvin Mol, Property Owner

**Reference:** Planning Board Package

**Request:**

This is a request for Major Variance to reduce the required minimum lot frontage from 20 metres (65.6 feet) to 12.8 metres (42 feet) in order to allow for an increase in density on the subject property from 3 dwelling units to 12 dwelling units. The subject property is within the Downtown Neighbourhood (DN) Zone and was recently damaged by fire.

**Summary:**

- There are currently 12 apartment units in the building.
- The building incurred fire damage within the past year and following the fire, the building owner sought information on the building from City staff for insurance purposes.
- Records that were reviewed did not indicate the number of units within the building and was found to have 2-units historically.
- The applicant is seeking approval to bring the building into conformity with the Bylaw.
- The property has been a multi-unit dwelling since the 1990s.
- The subject property is in the 500 Lot area and is a designated Heritage resource.
- There is a mix use of commercial office buildings, single detached dwellings, multi-unit apartment buildings and commercial retail in the surrounding area.
- Various services nearby include shopping, restaurants and theatres.
- Seventy-three (73) notification letters were mailed to residents that reside within 100 meters of the subject property. Two responses were received, one was in opposition of the proposal and the other requested additional information.
- A planning analysis was conducted and was determined that there will be moderately higher density using existing underground services, it would not adversely affect existing low-density housing; it is in a walkable location with many services and amenities and continuation of the additional units would provide affordable rental units within the market.
- It was also noted that no additional parking would be required and would maintain the four (4) existing parking spaces.
- No alterations will be needed to the exterior of the building.
- The property is considered a legal-nonconforming converted dwelling.
- Staff is recommending approval of the proposed variance request.

**Discussion:**

- Deputy Mayor Jankov indicated as a fun fact, that she used to own the building in 1992, and it was a 2-unit at that time. She expressed the building was massive and could house multiple units. She stated she wasn't in conflict of this proposal.
- Concern was expressed that no records were found to indicate the change from a 2-unit dwelling to a 12-unit dwelling.
- A question was raised pertaining as to how building permits are issued when an alteration has taken place without a prior review and approval process and how it would prevent from happening in the future?
- It was explained that getting a building and development permit is the responsibility of the owner and it was noted that the owner was present to try to rectify the issue. There is uncertainty how to mitigate the issue to prevent this from happening in the future.
- When staff researched records into the property, they were able to locate a Zoning Inquiry that indicated the building had nine (units); however, when they went to look again, they could not locate the record. Staff and the owner had both seen that it contained the additional units described on that record.
- The owner explained that the building had nine (9) units when it was purchased and noted the building was used as a rooming house. He changed the layout to convert it to a multi-unit building.
- The question arose regarding who would be liable when a fire happens when the Planning Department was unaware of the additional units in the building. It was explained that it falls under the responsibility of the property owner.

**MOTION:**

**Moved by Lea MacDonald and seconded by Paul Connolly that Planning Board recommend that Council approve the Major Variance to reduce the required minimum lot frontage from 20 metres (65.6 feet) to 12.8 metres (42 feet) to allow for an increase in density on the subject property from 3 dwelling units to 12 dwelling units.**

**MOTION CARRIED**  
**UNANIMOUS (8-0)**

**2. Unaddressed Property – Birchwood Street (PID# 363515)**

**Property Information:** Low Density Residential (R-2) Zone

**Presenter:** Laurel Palmer, Planner III

**Applicant/Representatives at the meeting:** None

**Reference:** Planning Board Package

**Request:**

This is a request to rezone the subject property from the Low Density Residential (R-2) Zone to the Institutional (I) Zone and to change the land-use designation under the Official Plan to Institutional

to facilitate a lot consolidation with abutting property located at 49 Longworth Avenue (PID# 363341) and to facilitate the establishment of an accessory building to an existing public school.

**Summary:**

- The mobile classroom will be used for additional classroom space.
- The mobile classroom is placed on a common property boundary with Birchwood School and will require the lots to be consolidated.
- The subject property is surrounded by low density residential housing (R-2 Zone), multi-unit housing (R-3 Zone), a local cemetery and Birchwood School (Institutional Zone).
- The total area of the proposed lot to be rezoned is 0.402 of an acre.
- The subject property is currently occupied by a parking lot, and open/recreational space for the school.
- Thirty-two (32) notification letters were mailed to residents that reside within 100 meters of the subject property. No written responses were received.
- The objective is to meet educational needs and provide regular dialogue with representatives of the business community, the provincial government body and Charlottetown's public and private educational institutes.
- Additional notable information includes ease of accessibility to and from school making it a very walkable neighbourhood and includes school bussing service; integrated housing and educational facilities within immediate area; beneficial amenities for families nearby including parkland and open space; and nearby city transit system.
- The mobile classroom will accommodate the additional capacity for students until a permanent solution is determined.
- Staff is recommending approval of the proposed rezoning request and to amend both Appendix "A" – Future Land Use Map and Appendix "G" – Zoning Map of the Zoning & Development Bylaw.

**Discussion:**

- None.

**MOTION:**

**Moved by Councillor Beck and seconded by Councillor McCabe that Planning Board recommend to Council to approve the request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Institutional**

**and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-2 (Low Density Residential) to (I) Institutional for the property located on Birchwood St. immediately north and adjacent to Birchwood School (PID #363515).**

**And to approve the request to consolidate PID # 363515 lot on Birchwood Street with PID # 363341, 49 Longworth Avenue Birchwood School subject to a final pinned survey plan.**

**MOTION CARRIED**  
**UNANIMOUS (8-0)**

**3. 53 Lewis Point Road (PID# 568832)**

**Property Information:** Single Detached Residential (R-1L) Zone

**Presenter:** David Gundrum, Mgr, PH on behalf of Stephanie MacDonald, Planner I

**Applicant/Representatives at the meeting:** None

**Reference:** Planning Board Package

**Request:**

This is a request for Major Variance to allow for the construction of a residential addition (attached garage with added foyer and new bedroom) on property within the Single Detached Residential (R-1L) Zone. More specifically, the variance is asking to allow for a reduced flankage yard setback of 2.43 metres (8 feet) for the residential addition whereas a flankage yard setback of 6 metres (19.7 feet) is otherwise required on a corner lot in the (R-1L) zone.

**Summary:**

- The subject property is located on a corner lot.
- The driveway access is proposed to be moved from Lewis Point Road to Advana Avenue.
- Thirty (30) notification letters were mailed to residents that reside within 100 meters of the subject property. One written response was received in support of the proposal. It was noted that in the attachment it was indicated no written responses were received; however, in the report one written response was received in support of the proposal. Staff indicated they would clarify it when it goes through to Council.
- A planning analysis was conducted and had concluded that adequate green space is available. It will not impede privacy and shadowing of adjacent properties. There are no potential impacts to vehicular and pedestrian visibility at the corner of Advana Avenue and Lewis Point Road. It is non-compliant with the current Zoning and Development Bylaw.
- Staff is recommending approval of the proposed variance request.

**Discussions:**

- It was asked if the setback of 8 feet to the edge of the new addition if it was approved by Public Works. It was affirmed that Public Works approved the new driveway location.

**MOTION:**

**Moved by Lea MacDonald and seconded Dave Essery by that Planning Board recommend to Council to approve the Major Variance for the subject property identified as 53 Lewis Point Rd (PID# 568832):**

**To permit a reduce flankage yard setback of 2.43 metres (8 Feet) for the west-facing flankage yard whereas a minimum setback of 6 metres (19.7 feet) is otherwise required on a corner lot in the (R-1L) zone.**

**MOTION CARRIED**  
**UNANIMOUS (8-0)**

**4. 87 Pownal Street (PID# 339978)**

**Property Information:** Downtown Mixed-Use Neighborhood (DMUN) Zone

**Presenter:** Sonia Kamal, Planner II

**Applicant/Representatives at the meeting:** Melody Dover, Fresh Media

**Reference:** Planning Board Package

**Request:**

This is a request for Major Variance to allow for the establishment of a tourist accommodation where a single-detached dwelling does not exist on the subject property within the Downtown Mixed-Use Neighbourhood (DMUN) Zone whereas Section 5.11.1 of the Zoning & Development Bylaw requires that a tourist accommodation is only permitted within a single-detached dwelling.

**Summary:**

- To allow for a tourist accommodation within a commercial building.
- The subject property is in the 500 Lot area.
- The subject property is surrounded primarily commercial buildings, a community center, a park and other buildings containing a mix of uses.
- Seventy (70) notification letters were mailed to residents that reside within 100 meters of the subject property. Two responses opposing the proposal were received prior to the deadline. One letter of opposition arrived after the deadline.
- The floor plans were presented and discussed.
- An analysis was presented and included a portion Zoning & Development Bylaw which outlined the requirements for a tourist accommodation.
- Definitions were presented for the terms: Dwelling, Dwelling Unit, Tourist Home; Heritage Inn; Hostel; and a Lodging Home.
- Public Feedback was discussed that described illegal encroachment to a neighboring property, late-night activity and disturbances; parking and road capacity strains; neighborhood safety and accountability; disruption of residential-commercial balance; lower property desirability and value; and the City's approval of too many variances which undermined the purpose of the prevailing rules and regulations.
- Staff is recommending denial of the proposed variance request.
- The applicant had presented their proposal to provide clarity and information of intention.
  - The building was previously served as and inn, tavern, general store and residence of a former Charlottetown Mayor.
  - It was never designated as a heritage property as per the wishes of the previous Kays family owners.
  - It was purchased by Fresh Media in 2009 and was used commercially since 2010.

- The proposal concept was described as a couples wellness brand that is focused on curated romantic experiences and multi-day days and won't be used as a tourist accommodation.
- The goal is to promote emotional, physical, and relational health through immersive experiences and will be inclusive to all couples, including LGBTQIA+.
- It will link with existing Lovewelle Coastal Cottage brand in Chelten, PEI.

**Discussion:**

- The applicant was praised on their creativity and entrepreneurship and supported the concept and noted it being progressive.
- It was expressed during discussions that the board was opposed to staff's recommendation to deny the proposal as they felt the application merited approval.
- It was clarified that only a portion of the building will be used for Lovewelle suites which include two units with separate entrances. The third unit will continue to be used for Fresh Media.
- It was explained that there will be less traffic than previous tenants due to rentals being occupied on a multi-night basis.
- Heritage concerns were expressed where it was asked if the applicant had pursued provincial heritage designation. It was reiterated she was honoring the Kays family decision not to apply.
- It was expressed that this proposal is an anomaly as it does not fit under any bracket under the current policy whereas a variance typically provides relief from an existing rule, but this use category doesn't exist in the bylaw.
- It was clarified that zoning allows for commercial use and that staff saw no negative community impact.
- It was asked if the units will be rented by anyone or if it was part of a curated process. It was confirmed that it would be part of a curated process.
- It was clarified that two suites will be occupied as accommodations and a business, Fresh Media, will continue to occupy the third suite.
- A question was raised whether the approved variance would allow for future owners to expand as a tourist accommodation. It was clarified the variance would apply only to the two suites, if unused for six months it reverts to commercial use.

**MOTION:**

**Moved by Lea MacDonald and seconded by Councillor McCabe that Council reject Planning Board's recommend to Council that the following Major Variance for the subject property addressed as 87 Pownal Street (PID# 339978) be denied:**

- **To allow for tourist accommodation within an office building that does not contain a dwelling unit.**

**MOTION CARRIED  
(5-3)**

**5. 185 Parkwood Crescent (PID# 442202)**

**Property Information:** Single Detached Residential (R-1L) Zone

**Presenter:** Sonia Kamal, Planner II

**Applicant/Representatives at the meeting:** Todd Bannister, Property Owner

**Reference:** Planning Board Package

**Request:**

This is a request for Major Variance to allow for the establishment of an appointment-based home occupation (hair salon) within an existing single-detached dwelling on the subject property within the Single Detached Residential (R-1L) Zone. Section 5.9.3 of the Zoning & Development Bylaw allows for additional uses as home occupations not otherwise listed in the Bylaw as permitted uses including those that are appointment-based following the process of review for a Major Variance.

**Summary:**

- Single Detached Residential (R-1S) and (R-1L) zones surround the subject property and consist primarily of single-detached dwellings.
- Thirty-One (31) notification letters were mailed to residents that reside within 100 meters of the subject property. No written responses were received.
- A proposed site plan with parking and floor plan were presented.
- An analysis was conducted, and it was determined the proposed business has potential to increase traffic in the residential area adjacent to Parkwood Crescent, where street parking is already limited.
- It was suggested that Council can mediate the potential risk for increased traffic by setting an appropriate maximum number of daily/weekly business-based visit and requesting on-site parking for clients.
- Staff is recommending approval of the proposed variance request.

**Discussion:**

- It was asked if Council is required to vote on a case to determine the approved number of client visitation per day/week and number of parking spaces that are required. It was clarified that Council would determine and approve these parameters, but the Board wouldn't in these cases.
- Support was expressed of the motion.
- The recommendation of Council was provided to allow for three (3) visits per day, up to fifteen (15) visits per week, five (5) days per week.
- It was also recommended by Council that three (3) parking spaces will be allowed for visitor parking.
- It was asked if the number of visits were reasonable for the area. Support was expressed; however, there is uncertainty on who will enforce the maximum number of visits to the business. It was clarified in the current Zoning and Development Bylaw, it is in the regulations for staff to approve these parameters; however, is an area staff are trying to update in the

current Zoning and Development Bylaw to help reduce regulations to help streamline the development process where there is little impact to the land use.

- Section 5.9.1K in the Zoning and Development Bylaw was noted for review as a possible amendment may needed in the Zoning and Development Bylaw. Feedback from the public was encouraged.

**MOTION:**

**Moved by Councillor Beck and seconded by Dave Essery that Planning Board recommend to Council that the following Major Variance for the subject property addressed as 185 Parkwood Cres (PID# 442202) be approved:**

- **To allow for an appointment-based home occupation to accommodate a hair salon.**

**That Council establish:**

- **The approved number of clients permitted to visit per day to be up to three (3) clients and the maximum number of business-based visits per week to be up to fifteen (15) per week; and**
- **The required on-site parking for the proposed home occupation be three (3) parking spaces.**

**MOTION CARRIED**  
**UNANIMOUS (8-0)**

**6. 14-16 Vail Drive (PID# 355826)**

**Property Information:** Medium Density Residential (R-3) Zone

**Presenter:** David Gundrum, Manager of Development Planning

**Applicant/Representatives at the meeting:** None

**Reference:** Planning Board Package

**Request:**

This is a request for Major Variance to allow for an existing semi-detached dwelling to have a reduced front yard setback of 3.7 metres (12.1 feet), reduced rear yard setback of 4.1 metres (13.4 feet), reduced minimum lot area of 274 square metres per unit of a semi-detached dwelling on an interior lot and a reduced minimum lot area of 244 square metres per unit of a semi-detached dwelling on a corner lot within the Medium Density Residential (R-3) Zone. If the Major Variance is approved, an application for lot subdivision to subdivide the existing semi-detached dwelling along the party wall will be considered.

**Summary:**

- The subject property contains a semi-detached dwelling that is bounded by properties in the Single Detached Residential (R-1S) zone, Medium Density (R-3) Zone which contains a multi-unit residential dwelling.
- The proposed subdivision will create one new corner lot and one new interior lot which will result in the shift in position of existing rear and front yards of the two respective subdivided lots.
- Thirty-One (31) notification letters were mailed to residents that reside within 100 meters of the subject property. No written responses were received.
- A planning analysis was conducted and had concluded that variances will not intensity any existing impacts from the established land-use. Variances will increase available housing supply for ownership. A Building and Development Permit may be required to confirm that physical separations among units meet current Building Code. The proposed subdivision would not meet current minimum requirements of the (R-3) Zone.
- Staff is recommending approval of the proposed variance request.

**Discussion:**

- It was clarified that there is an existing duplex where the applicant wants to divide it into two separate PID numbers. Once the property is subdivided, it will shift where the rear and front yards are and there is not enough land base to meet the minimum lot areas for the two new lots to be created.
- It was expressed that the land use won't change.
- A question was asked where the current entrances to the building were located. Staff was unclear as to those locations but would indicate there is one driveway that extends off Vail Drive and the second driveway extends off Pembroke Terrace.
- It was clarified that two lots will be created.

**MOTION:**

**Moved by Lea MacDonald and seconded by Paul Connolly that Planning Board recommend to Council that the following Major Variance for the subject property addressed as 14-16 Vail Drive (PID# 355826) be approved to allow for an existing semi-detached dwelling on the subject property to:**

- **Permit a reduced minimum front yard setback of 3.7 metres (12.1 feet) per unit of a semi-detached dwelling.**
- **Permit a reduced minimum rear yard setback of 4.1 metres (13.4 feet) per unit of a semi-detached dwelling.**
- **Permit a reduced minimum lot area of 274 square metres per unit of a semi-detached dwelling on an interior lot; and**
- **Permit a reduced minimum lot area of 244 square metres per unit of a semi-detached dwelling on a corner lot.**

**MOTION CARRIED**

**(7-0)**

*Councillor McCabe in conflict*

**b) Reports: Rezonings**

**7. Unaddressed Parcel – Viceroy Avenue (PID#s 349035 and 1179829)**

**Property Information:** Single Detached Residential (R-1L) Zone

**Presenter:** David Gundrum, Manager of Development Planning

**Applicant/Representatives at the meeting:** Cain Arsenault, APM MacLean

**Reference:** Planning Board Package

**Request:**

This is a request to rezone the subject property from the current Single Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone in order to facilitate the future subdivision of the subject property into three (3) new lots each containing a semi-detached dwelling for a total of six (6) new dwelling units total.

**Summary:**

- A site plan and photo rendering of proposed semi-detached dwellings were presented for the proposed development.
- Thirty-nine (39) notification letters were mailed to residents that reside within 100 meters of the subject property. Seventeen (17) written responses were received, sixteen (16) in opposition and one (1) in support of the development.
- A public meeting was held on August 28, 2025 where seven (7) members of the public spoke, all in opposition of the development.
- Concerns were expressed regarding traffic safety, parking, compatibility of development, increased density and loss of greenspace.
- Support was received from all City Departments, including City Police who conducted additional review for traffic and public safety. City Police found that potential impacts could be addressed and mitigated.
- Public Works, City Fire, Parks & Recreation and Water & Sewer Utility expressed no concern regarding the development.
- The existing trees are outside of the City's Tree Protection Bylaw by Environment & Sustainability and are considered privately owned and can be removed at the property owner's discretion.
- The property is bounded by lots that are in the Low Density Residential (R-2) Zone in which four (4) contain semi-detached dwellings; a vacant, undeveloped lot in the Single Detached Residential (R-1L) Zone and a lot containing a single-detached dwelling in the (R-1L) Zone.
- North of the subject property, opposite side of the street, is an institutionally zoned property which contains West Kent Elementary School.
- The proposed rezoning would allow for residential development that could support the local school population and enhance long-term vitality.

- The existing neighbourhood block contains a mix of both single-detached dwellings and semi-detached dwellings.
- It was determined in an overall net block density review based on block-size and number of existing dwellings present, the six (6) new units would not severely disrupt or impact the overall density of the neighbourhood and that new density for the block would be well within the range of what is generally acceptable for a low-density neighbourhood.
- An analysis of the Zoning Bylaw was presented and was concluded that, based on Official Plan policies that can be applied, and the review of existing development in the immediate area, that the proposed development is in alignment with and would fulfill the intent and purpose for the Official Plan Policies based on neighbourhood density and character compatibility.
- Staff is recommending approval of the proposed rezoning request.
- It was noted on the report on page 70 that it is missing the number of letters that were mailed to residents to notify them of the proposed rezoning.
- The applicant had presented their proposal to provide clarity and information of intention.
  - During the Public Consultation process, concern was expressed regarding the scale of the project. Due to these concerns, the scale of the project has been reduced by (8') off each building. There is now 36' between each of the three building.
  - An aerial photo of the original and the updated plan was presented.
  - Update conceptual renderings were presented and discussed.

**Discussion:**

- Strong opposition was expressed of the proposal siting safety concerns around traffic congestion near West Kent School during a recent Public Consultation meeting.
- It was noted that the Public Works report acknowledged limited awareness of congestion issues.
- There was concern that expanding parking lots to alleviate congestion would reduce valuable green space. It was clarified that it was to potential school parking lot expansion and not the private lot.
- Respect was expressed for the developer's quality of work; however, there was mixed feelings regarding the compatibility of the scale of the development in the neighbourhood.
- It was felt that the proposal introduced too much density for the area.
- A previous Island Regulatory and Appeals Commission (IRAC) ruling allowed only two single-detached dwelling units on the respective properties; and was suggested to be upheld. It was clarified that the appeal was applied to a different proposal and doesn't affect the current one.
- It was emphasized to consider children's safety, teacher and principal concerns, and the need to listen to local resident concerns.
- It was noted that there was no formal objection from the Public School Branch.
- It was explained that the 'four units as-of-right' policy from the draft Official Plan is not yet in effect.
- Concern was expressed of the risk of cars backing out of the driveways during school hours noting the potential of up to 12 vehicles from six units.

- Traffic congestion during school drop-off and pick-up times was discussed resulting from experience with family members who previously attended the school, and from those who live in the neighborhood.
- It was expressed that traffic and safety issues are city-wide and not unique to this site.
- It was expressed that the plan represents gentle density and responsible infill development.
- It was noted the proximity to existing parks mitigates green space loss and was recommended to replant trees.
- Conflicting perspectives between school personnel and police was questioned, siting the difficulty in deciding when departmental reports (like police safety assessments) find no issues.

**MOTION:**

**Moved by Councillor Beck and seconded by Bobby Kenny that Council rejects Planning Boards recommend to Council to approve the proposed rezoning for the unaddressed subject property identified as PID# 349035 on Viceroy Avenue from Single Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone to facilitate the future subdivision of the subject property into three (3) new lots each containing a semi-detached dwelling for a total of six (6) dwelling units.**

**MOTION CARRIED  
 (6-2)  
 IN OPPOSITION OF STAFF'S RECOMMENDATION**

**8. 16-18 Hemlock Court (PID# 440875)**

**Property Information:** Single Detached Residential (R-1L) Zone

**Presenter:** Michael Fraser, Planner II

**Applicant/Representatives at the meeting:** None

**Reference:** Planning Board Package

**Request:**

This is a request to proceed to public consultation concerning a site-specific Zoning & Development Bylaw amendment that proposes to permit an additional dwelling unit (third unit) for the subject property within the Single Detached Residential (R-1L) Zone.

**Summary:**

- The subject property is primarily surrounded by Low Density Residential (R-1S) & (R-1L) Zones and an Institutional (I) Zone.
- The subject property consists of a legal non-conforming semi-detached dwelling and was developed pre-bylaw.
- An addition is proposed at the rear of the building and will contain a portion of the third dwelling unit, the remaining portion will be in the existing form of the building. It is largely in the basement there is a small addition off the rear of the building that meets the bylaw.
- There will be no change of the entry doors from the rear of the building.

- The existing driveway will provide parking to the additional unit.
- Staff is recommending approval of the public consultation request.

**Discussion:**

- There were no questions regarding the recommendation.

**MOTION:**

**Moved by Councillor McCabe and seconded by Dave Essery that Planning Board recommend to Council to approve the request to proceed to public consultation at a future Public Meeting of Council for the subject property addressed as 16-18 Hemlock Court (PID# 440875) to:**

- **Permit up to three (3) units on the Single Detached Residential (R-1L) zoned subject property, whereas only one (1) unit would normally be permitted, via a site-specific amendment.**

**MOTION CARRIED  
UNANIMOUS (8-0)**

**9. Introduction of New Business**

**1) 184 Great George Street (Former Ultramar Service Station)**

- An update was requested for information regarding the old service station at the corner of Fitzroy Street and Great George Street.
- It was explained there were no active applications submitted for this property.
- It was suggested to provide information at the next Planning & Heritage Committee meeting on this item.

**10. Adjournment of Meeting**

Moved by Councillor McCabe and seconded by Paul Connolly that the meeting be adjourned. The meeting was adjourned at 7:03PM.

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**Deputy Mayor Alanna Jankov, Chair**

**Kamal, Sonia**

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**From:** NOT RELEVANT  
**Sent:** October 16, 2025 11:03 AM  
**To:** Kamal, Sonia  
**Subject:** Good afternoon

You don't often get email from NOT RELEVANT. [Learn why this is important](#)

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

City of Charlottetown – Planning & Heritage Department

Subject: Support for Property Addition – 566 Malpeque Road

Dear Planning Department,

I am writing to express that I have no objection to the property located at 566 Malpeque Road adding to their existing building.

Given the recent large apartment built adjacent to hovering their property, and with additional construction planned behind them, I believe it is only fair that the property owner at 566 Malpeque Road be allowed to proceed with their proposed addition.

Thank you for your attention to this matter.

Sincerely,

NOT RELEVANT

**Kamal, Sonia**

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**From:** NOT RELEVANT  
**Sent:** October 22, 2025 6:30 PM  
**To:** Kamal, Sonia  
**Subject:** 566 Malpaque Rd PID 1458905

You don't often get email from NOT RELEVANT. [Learn why this is important](#)

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

i am an owner of property located on Stockman Dr. and very near this address. The property in question is zoned R-1L however a towing business with at least three tow trucks is persently being operated from that location. There are several buildings on that lot. The concern that I have is that an addition of a 20' X 20' to the existing structure could certainly accomodate an increase in the buisness being operated from this location. This would certainly increase disruption in an already congested R1L zone. There have also been issues with the burning of garbage on the property and an increase in business may also increase the buring issue.

NOT RELEVANT

## Catane, Ellen

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**From:** Kitson, Melissa  
**Sent:** Friday, October 31, 2025 3:49 PM  
**To:** Mayor of Charlottetown (Philip Brown); Beck, Norman; Bernard, Terry; Doiron, Bob; Jankov, Alanna; MacKinnon, Trevor; McAleer, John; McCabe, Julie; Muttart, Justin; Ramsay, Kevin; Tweel, Mitchell; McKinnon, Jackie; Matheson, Chantal; Gundrum, David; Miller-Ayton, Donna; Catane, Ellen; Fraser, Michael; Kamal, Sonia; Mavani, Digen; Munn, Natalie; Palmer, Karyn; Saunders, Todd; Palmer, Laurel; McLean, Tracey; MacMillan, Cindy; Bobby Kenny (bobbykenny34@msn.com); Jacqui Scaman; Paul Connolly; Satyajit Sen; Lea MacDonald; Ruus, Michael; Pineau, Lane; MacEwen, Richard; Bradley, Jessica; Fraser, Stephanie; Support; Brad Vince; MacDonald, Stephanie M.; MacConnell, Brad; Gundrum, David  
**Subject:** Planning Board Meeting Package, November 4 2025  
**Attachments:** 14 Planning Board Package.pdf

Good Afternoon Everyone,

Please see attached Planning Board Meeting Package for the upcoming Planning Board Meeting on Tuesday, November 4<sup>th</sup> 2025, at 4:30 PM.

The Planning Board Meeting Package will be posted to the website and available in OneDrive for those who have access.

Please feel free to reach out if you require assistance.

Best Regards,

**Melissa Kitson**  
**Intake Officer/Administrative Assistant**

**City of Charlottetown**  
 Planning & Heritage Department  
 70 Kent Street, Suite 100  
 Charlottetown, Prince Edward Island  
 Canada, C1A 1M9  
 Office: 902-629-4158  
 Fax: 902-629-4156

[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)





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PLANNING BOARD AGENDA  
NOTICE OF MEETING

**Tuesday, November 4<sup>th</sup>, 2025, at 4:30 pm**  
*Council Chambers, 2<sup>nd</sup> Floor, City Hall, 199 Queen Street*  
*Live streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)*

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1. Call to Order
2. Declaration of Conflicts
3. Approval of Agenda - Approval of Agenda for Tuesday, November 4<sup>th</sup>, 2025
4. Adoption of Minutes – Minutes of Planning Board Meeting on Thursday, October 9<sup>th</sup>, 2025
5. Business arising from Minutes
6. Reports:
  - a) Variances:

1. **21 Bardin Crescent (PID# 562413)**

*Stephanie M., Planner I*

This is a request for Major Variance to allow for the establishment of an appointment-based home occupation (nail/pedicure service) within an existing single-detached dwelling in the Single Detached Residential (R-1L) Zone.

2. **566 Malpeque Road (PID# 145805)**

*Sonia K., Planner II*

This is a request for Major Variance to allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone. As per Section 4.1.2.b) of the Zoning & Development Bylaw, the maximum total allowable size of accessory buildings and structures for lots being between 0.5 and 0.99 acres in area is 850 square feet. Due to presence of existing accessory structures on the property, this limit would be exceeded with the proposed accessory structure addition.



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3. **Lot 160 – Hidden Valley Subdivision (PID# 1183359)**

*David G., Manager of Development Planning*

This is a request for Minor Variance to allow for the establishment of a 40-unit, 4-storey apartment building on the subject property within the Apartment Residential (R-4) Zone. The Minor Variance request is seeking to permit a maximum building height of 16.19 metres (53.125 feet) whereas a maximum height of 15 metres (49.2 feet) is otherwise permitted and to reduce the required minimum lot area per unit to allow for 40 apartment units on-site whereas only 38 apartment units are otherwise permitted based on existing lot area for the subject property.

b) **Rezonings:**

1. **3 Oakland Drive (PID# 192245)**

*Laurel P., Planner III*

This is a request for public consultation to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Institutional and request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw to rezone the subject property from the current 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 office and teaching space related to environmental and watershed management programs.

2. **Violet Circle – Lot 8 (PID# 778308)**

*Sonia K., Planner II*

This is a request to proceed to public consultation 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 for the subject property from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone in order to permit the construction of a 4-unit stacked townhouse on the subject property.



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3. **Stanmol Drive – Portion of (PID# 1047562)**

*Laurel Palmer, Planner III*

This is a request to proceed to public consultation for a 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 to facilitate the development of two 12-unit stacked townhouse rows.

c) **Lot Consolidations and Subdivisions:**

1. **Minna Jane Drive (PID#s 388280 and 1110642)**

*Laurel P., Planner III*

This is a request to consolidate existing portions of property identified as PID#s 388280 and 1110642 having frontage onto Minna Jane Drive in the Highway Commercial (C-2) Zone.

2. **2-6 Ellis Road & 27 Brackley Point Road (PID#s 396408 and 396390)**

*David G., Manager of Development Planning*

This is a request to consolidate existing portions of property identified as PID#s 396408 and 396390 having frontage onto Ellis Road and Brackley Point Road in the Mixed-Use Corridor (MUC) Zone for legal and technical purposes.

3. **156-158 St. Peter's Road (PID#s 385658 and 385575)**

*David G., Manager of Development Planning*

This is a request to sever a portion of property (0.13 hectares – 0.34 acres) belong to PID# 385575 and merge it with an abutting property identified as 156-158 St. Peter's Road (PID# 385658) for the purpose of a lot consolidation for legal and technical purposes.

7. **Introduction of New Business**

8. **Adjournment of Meeting**



# CHARLOTTETOWN

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## PLANNING BOARD AGENDA NOTICE OF MEETING

**Tuesday, November 4<sup>th</sup>, 2025, at 4:30 pm**  
**Council Chambers, 2<sup>nd</sup> Floor, City Hall, 199 Queen Street**  
**Live streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)**

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- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** - Approval of Agenda for Tuesday, November 4<sup>th</sup>, 2025
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Thursday, October 9<sup>th</sup>, 2025
- 5. Business arising from Minutes**
- 6. Reports:**

a) Variances:

1. **21 Bardin Crescent (PID# 562413)**

*Stephanie M., Planner I*

This is a request for Major Variance to allow for the establishment of an appointment-based home occupation (nail/pedicure service) within an existing single-detached dwelling in the Single Detached Residential (R-1L) Zone.

2. **566 Malpeque Road (PID# 145805)**

*Sonia K., Planner II*

This is a request for Major Variance to allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone. As per Section 4.1.2.b) of the Zoning & Development Bylaw, the maximum total allowable size of accessory buildings and structures for lots being between 0.5 and 0.99 acres in area is 850 square feet. Due to presence of existing accessory structures on the property, this limit would be exceeded with the proposed accessory structure addition.





# CHARLOTTETOWN

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3. **Lot 160 – Hidden Valley Subdivision (PID# 1183359)**

*David G., Manager of Development Planning*

This is a request for Minor Variance to allow for the establishment of a 40-unit, 4-storey apartment building on the subject property within the Apartment Residential (R-4) Zone. The Minor Variance request is seeking to permit a maximum building height of 16.19 metres (53.125 feet) whereas a maximum height of 15 metres (49.2 feet) is otherwise permitted and to reduce the required minimum lot area per unit to allow for 40 apartment units on-site whereas only 38 apartment units are otherwise permitted based on existing lot area for the subject property.

b) **Rezonings:**

1. **3 Oakland Drive (PID# 192245)**

*Laurel P., Planner III*

This is a request for public consultation to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Institutional and request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw to rezone the subject property from the current 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 office and teaching space related to environmental and watershed management programs.

2. **Violet Circle – Lot 8 (PID# 778308)**

*Sonia K., Planner II*

This is a request to proceed to public consultation 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 for the subject property from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone in order to permit the construction of a 4-unit stacked townhouse on the subject property.



# CHARLOTTETOWN

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3. **Stanmol Drive – Portion of (PID# 1047562)**

*Laurel Palmer, Planner III*

This is a request to proceed to public consultation for a 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 to facilitate the development of two 12-unit stacked townhouse rows.

c) **Lot Consolidations and Subdivisions:**

1. **Minna Jane Drive (PID#s 388280 and 1110642)**

*Laurel P., Planner III*

This is a request to consolidate existing portions of property identified as PID#s 388280 and 1110642 having frontage onto Minna Jane Drive in the Highway Commercial (C-2) Zone.

2. **2-6 Ellis Road & 27 Brackley Point Road (PID#s 396408 and 396390)**

*David G., Manager of Development Planning*

This is a request to consolidate existing portions of property identified as PID#s 396408 and 396390 having frontage onto Ellis Road and Brackley Point Road in the Mixed-Use Corridor (MUC) Zone for legal and technical purposes.

3. **156-158 St. Peter's Road (PID#s 385658 and 385575)**

*David G., Manager of Development Planning*

This is a request to sever a portion of property (0.13 hectares – 0.34 acres) belong to PID# 385575 and merge it with an abutting property identified as 156-158 St. Peter's Road (PID# 385658) for the purpose of a lot consolidation for legal and technical purposes.

7. **Introduction of New Business**

8. **Adjournment of Meeting**

 <h2 data-bbox="381 202 812 308">City of Charlottetown Committee Report</h2>	<p><b>Report No:</b> PLAN-2025-04-NOVEMBER-6A-2 566 Malpeque Road (PID# 145805)</p> <p><b>Date:</b> November 4, 2025</p>
<p><b>Directed to Council through the following Committee:</b> Planning Board</p>	<p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li>A. Air Photo</li> <li>B. Zoning Map</li> <li>C. Site Plan with parking</li> <li>D. Floor Plan</li> <li>E. Circulation Letter (Oct 9, 2025)</li> <li>F. Public Responses to Circulation</li> </ul>
<p><b>Reporting Department:</b> Planning and Heritage</p>	
<p><b>Other Associated Departments:</b></p>	
<p><b>Prepared by:</b> Sonia Kamal, Planner 2</p>	
<p><b>Report Title:</b> Major Variance application to allow addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone.</p>	
<p><b>Report Purpose:</b> To evaluate a request for 20 feet by 20 feet (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of a single detached dwelling.</p>	
<p><b>Staff Recommendation:</b> The Planning &amp; Heritage Department encourages Planning Board to recommend to Council that the following Major Variance for the subject property addressed as 566 Malpeque Road (PID# 145805) be approved:</p> <ol style="list-style-type: none"> <li>1. To allow for the establishment of a 20 feet by 20 feet (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone.</li> </ol>	

**Report Details:****Development Context:**

The proposed Major Variance application for the subject property identified as 566 Malpeque Road (PID# 145805) in the Single Detached Residential (R-1L) Zone, was submitted by the property owner Nick Haddad on September 25, 2025. The subject site is surrounded by properties to the north and west that are similarly zoned R-1L and are primarily developed with single-detached residential dwellings. Properties located to the east and south are zoned Highway Commercial (C2) and are occupied by retail stores and eating and drinking establishments. The intent of the application is to establish a 20 feet by 20 feet (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property which exceeds the limit for total allowable size of accessory buildings and structures for lots between 0.5 and 0.99 acres due to presence of existing accessory structures on the property.

**Analysis:**

As per Section 4.1.2 (b) of the *Zoning & Development Bylaw*, accessory buildings on lots between 0.5 and 0.99 acres allow for a maximum number of two (2) accessory buildings with a maximum combined footprint of 78.97 square metres (850 square feet). The proposed addition would result in a total of two accessory buildings with a combined footprint of 116.68 square metres (10,256 square feet), exceeding the maximum by 37.71 square metres (406 square feet).

As per Section 3.9.1(i) of the Zoning and Development Bylaw, where a land use proposal does not involve a rezoning application and the variance request is not considered to be substantial, then it is appropriate to evaluate the land use proposal by means of a Major Variance application.

**Conclusion:**

Staff concluded that there are minimal risks and implications as a result of the proposed development. If the garden suite were to be constructed, the lot coverage of all combined structures would be less than 50%, leaving adequate green space on the parcel. The overall height of the structure will not impede privacy or increase shadowing on the adjacent properties. Additionally, there is minimum impact on the surrounding land use due to the proposed addition.

**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 October 9, 2025, to Eighteen (18) 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 October 23, 2025.

In response to the City's circulation letter, one letter of support and one letter of opposition received till deadline.

Administration received letter of support mentioning:

- Considering nearby developments, the owner should be allowed to proceed.

Administration received letter of opposition citing concerns including:

- The property is zoned R-1L (low-density residential), but an illegal towing business is operating there. At least three tow trucks are present, indicating active business use.
- A 20' x 20' addition could support further business growth.
- Increased business may lead to more disruption and congestion in the residential area.
- Garbage burning has occurred on the property, and expansion may worsen this issue.

**Legislative Authority:**

Zoning & Development Bylaw

Official Plan

**Strategic Alignment:**

Infrastructure and the Environment

Community-Building and Placemaking

**Submitted By Planner:**

Sonia Kamal, MPlan, B.Arch

Planner 2

**Reviewed By:****Manager**

David Gundrum, RPP, MCIP, 10/29/2025

**Director/CAO**

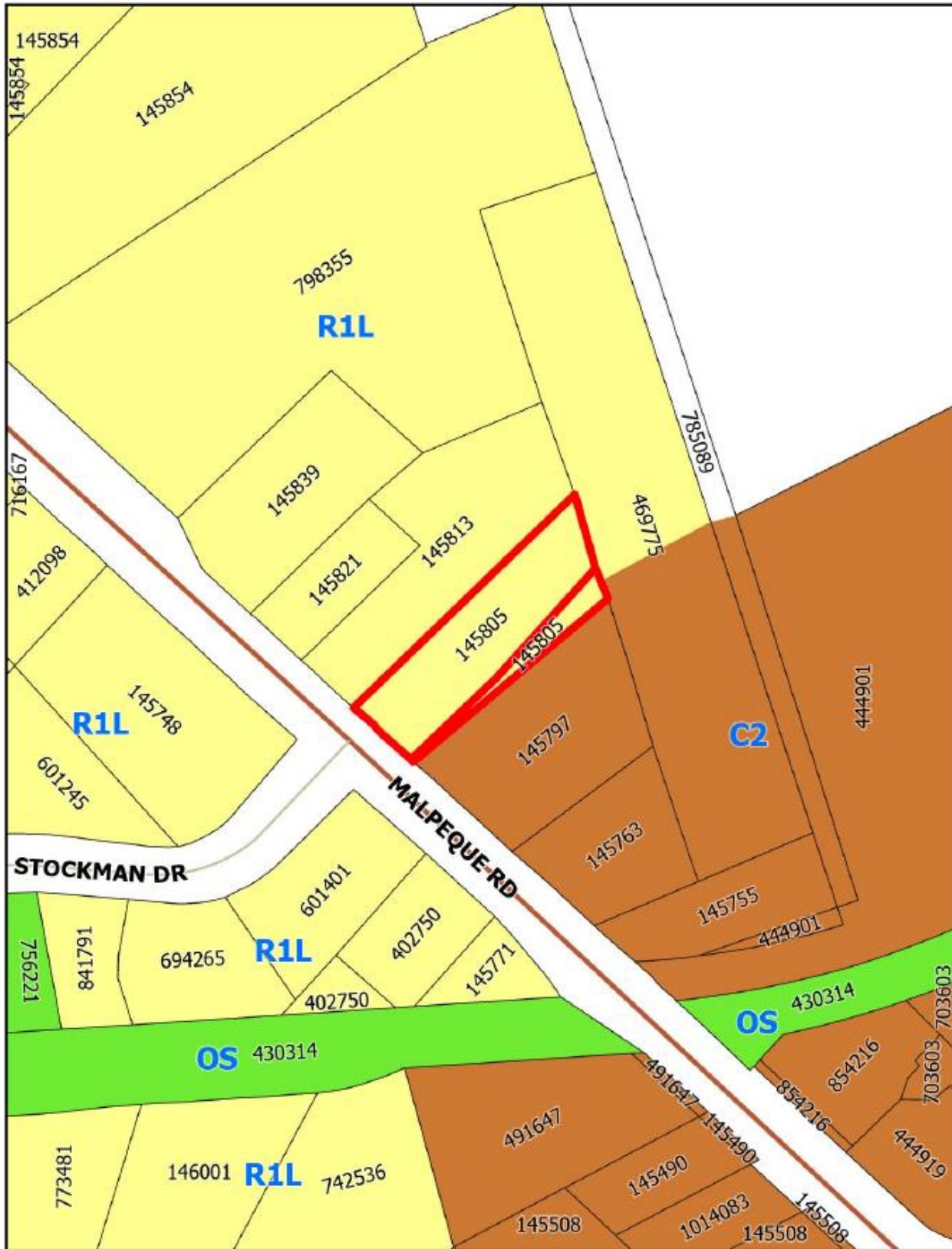
Michael Ruus, RPP, MCIP, 10/31/2025

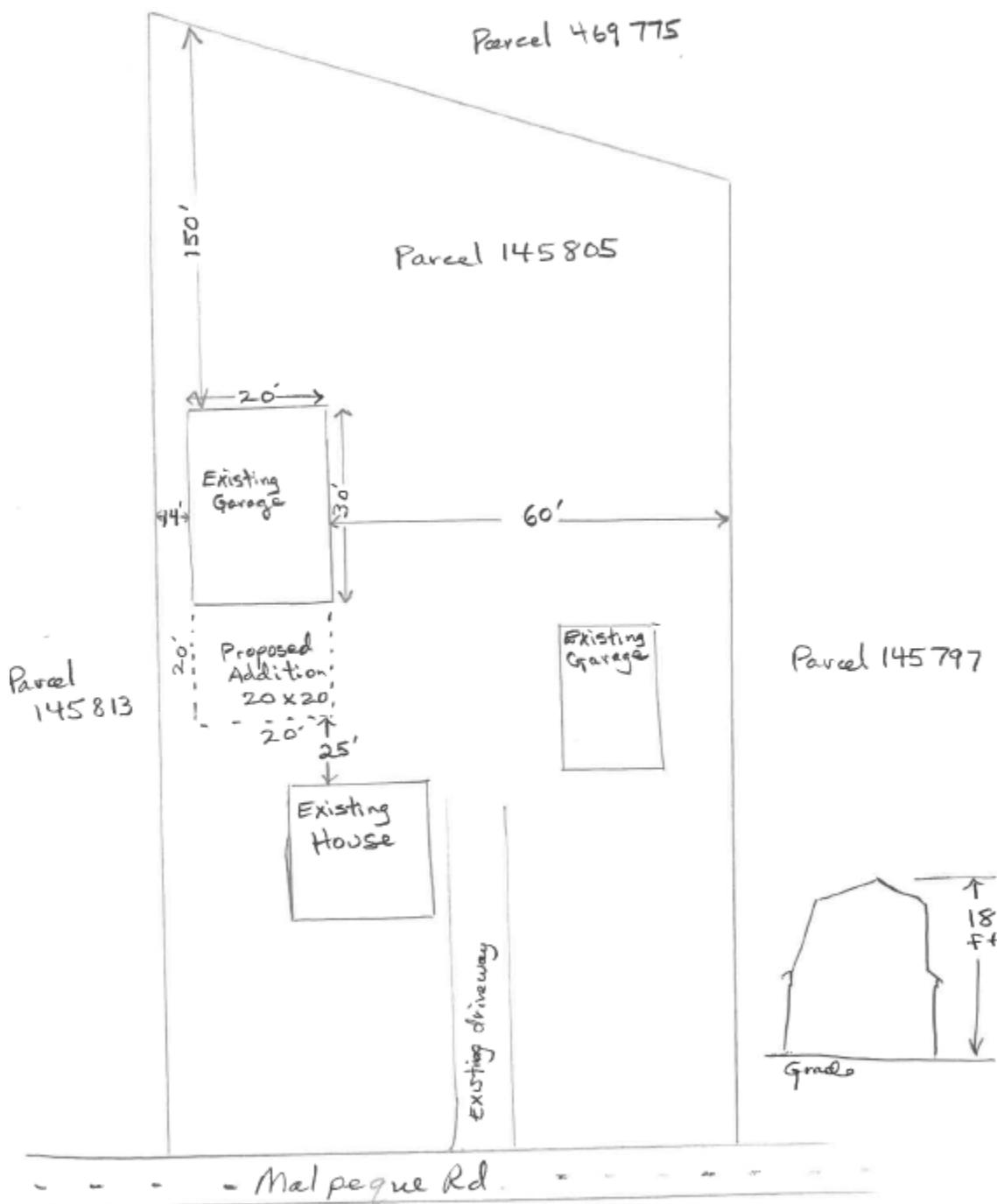
**Committee Recommendation: (if differing from staff)**

## **Attachment A: Air Photo**

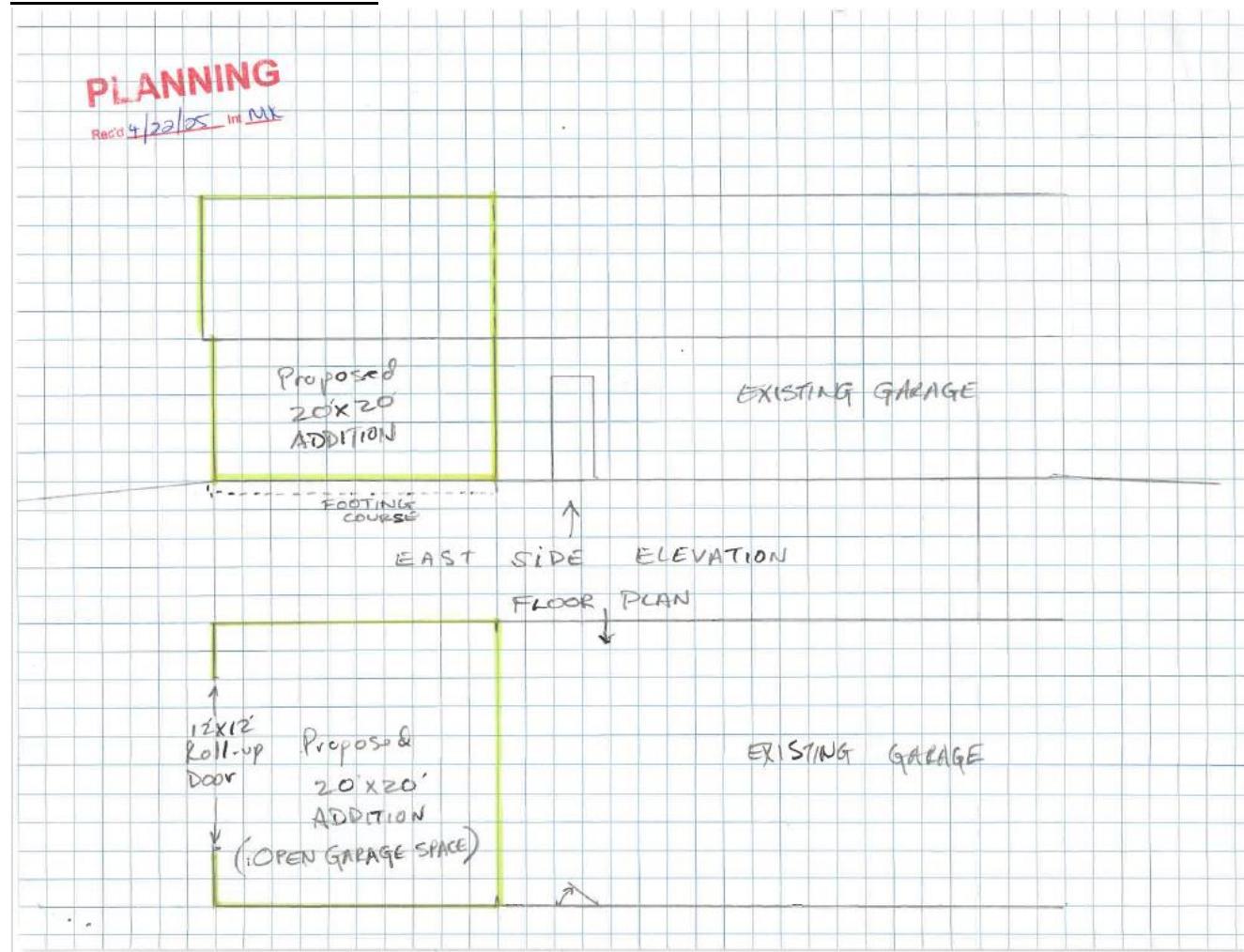


## **Attachment B: Zoning Map**



**Attachment C: Site Plan**

\* NOT TO SCALE

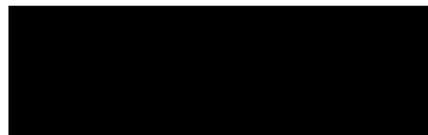
**Attachment D: Floor Plan**

**Attachment E: Circulation Letter (Oct. 9, 2025)**

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



**t** 902.629.4158  
**f** 902.629.4156  
**e** [planning@charlottetown.ca](mailto:planning@charlottetown.ca)  
**w** [www.charlottetown.ca](http://www.charlottetown.ca)



October 09, 2025

**RE: 566 Malpeque Road (PID# 145805)**

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received a request for Major Variance at 566 Malpeque Road (PID# 145805) within the Single Detached Residential (R-1L) Zone.

The Major Variance application is to allow for a 20' by 20' addition to an existing accessory building which is otherwise not permitted as it exceeds the total maximum building footprint for lot area ranging from 0.5 to 0.99 Acres (21,780sq ft to 43,559sq ft) according to Section 4.1.2 (b) of the *Zoning and Development Bylaw*. Section 3.9.1 (i) of the *Zoning and Development Bylaw* states, Where a Development and/or Building Permit application does not meet the regulations of zones in this by-law as listed in Section 8, the applicant may apply for a Major Variance if the proposed Building or Development complies with the general intent and purpose of the *City of Charlottetown Official Plan*, and in any circumstances Variance request is not substantial and does not entail a Rezoning application. If there is any doubt, then a Rezoning application or Site Specific Exemption must be sought by the applicant.

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of the Major Variance request. If you have any objections or comments regarding the Major Variance please state the rationale for your objection(s) as part of your written comments. Written comments shall be submitted no later than **4:30pm on Thursday, October 23, 2025**. Please email written comments to the reporting Planner at [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca).

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

In accordance with Section 3.9.4 (Major Variances) of the *Zoning and Development Bylaw*, the Major Variance will be referred to Planning Board which shall consider the request and any comments received in response to the notice and shall make a recommendation to Council. Council may, without prejudice, approve or reject the major variance. City of Charlottetown Planning Board will consider this application at its meeting at **4:30pm, Tuesday, November 4<sup>th</sup>, 2025 in City Council chambers (2<sup>nd</sup> Floor) at City Hall** and may then recommend to Council to grant or deny this variance.

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

Sonia Kamal, MPlan, B.Arch, Planner II

**Attachment F: Public Responses to Circulation****Kamal, Sonia**

---

**From:** Amy Mackenzie [REDACTED]  
**Sent:** October 16, 2025 11:03 AM  
**To:** Kamal, Sonia  
**Subject:** Good afternoon

You don't often get email from [REDACTED] [Learn why this is important](#)

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

City of Charlottetown – Planning & Heritage Department

Subject: Support for Property Addition – 566 Malpeque Road

Dear Planning Department,

I am writing to express that I have no objection to the property located at 566 Malpeque Road adding to their existing building.

Given the recent large apartment built adjacent to hovering their property, and with additional construction planned behind them, I believe it is only fair that the property owner at 566 Malpeque Road be allowed to proceed with their proposed addition.

Thank you for your attention to this matter.

Sincerely,

Amy

**Kamal, Sonia**

---

**From:** Wayne MacNeill [REDACTED]  
**Sent:** October 22, 2025 6:30 PM  
**To:** Kamal, Sonia  
**Subject:** 566 Malpaque Rd PID 1458905

You don't often get email from [REDACTED] [Learn why this is important](#)

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

i am an owner of property located on Stockman Dr. and very near this address. The property in question is zoned R-1L however a towing business with at least three tow trucks is persently being operated from that location. There are several buildings on that lot. The concern that I have is that an addition of a 20' X 20' to the existing structure could certainly accomodate an increase in the buisness being operated from this location. This would certainly increase disruption in an already conjetsted R1L zone. There have also been issues with the burning of garbage on the property and an increase in business may also increase the buring issue.

Sandra MacNeill

# PLANNING BOARD MEETING – RECOMMENDATION

**566 MALPEQUE ROAD (PID# 145805)  
MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)**

**NOVEMBER 4, 2025**

# 566 MALPEQUE ROAD (PID# 145805) MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)

## Request & Development Proposal:

To allow addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone.



**566 MALPEQUE ROAD (PID# 145805)  
MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY  
STRUCTURE (GARAGE)**

## Site Context:

The subject site is surrounded by properties to the north and west that are similarly zoned R-1L and are primarily developed with single-detached residential dwellings.

Properties located to the east and south are zoned Highway Commercial (C2) and are occupied by retail stores and eating and drinking establishments.



# **566 MALPEQUE ROAD (PID# 145805) MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)**

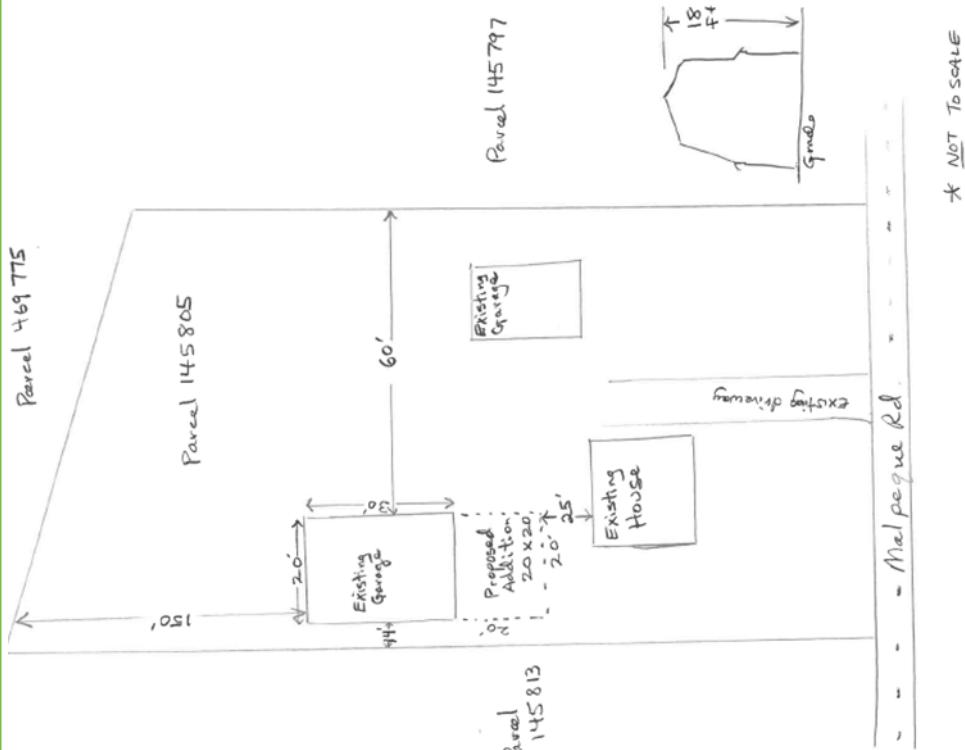


## **Legislative Requirements:**

- In accordance with Section 3.9 of the Zoning and Development Bylaw, on October 9, 2025, written notification was sent to property owners located within 100 m of the subject property.
- A total of Eighteen (18) letters were sent to residents advising them of the application to solicit comments and feedback.
- In response to the City's circulation letter, one letter of support and one letter of opposition received till deadline.

# 566 MALPEQUE ROAD (PID# 145805) MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)

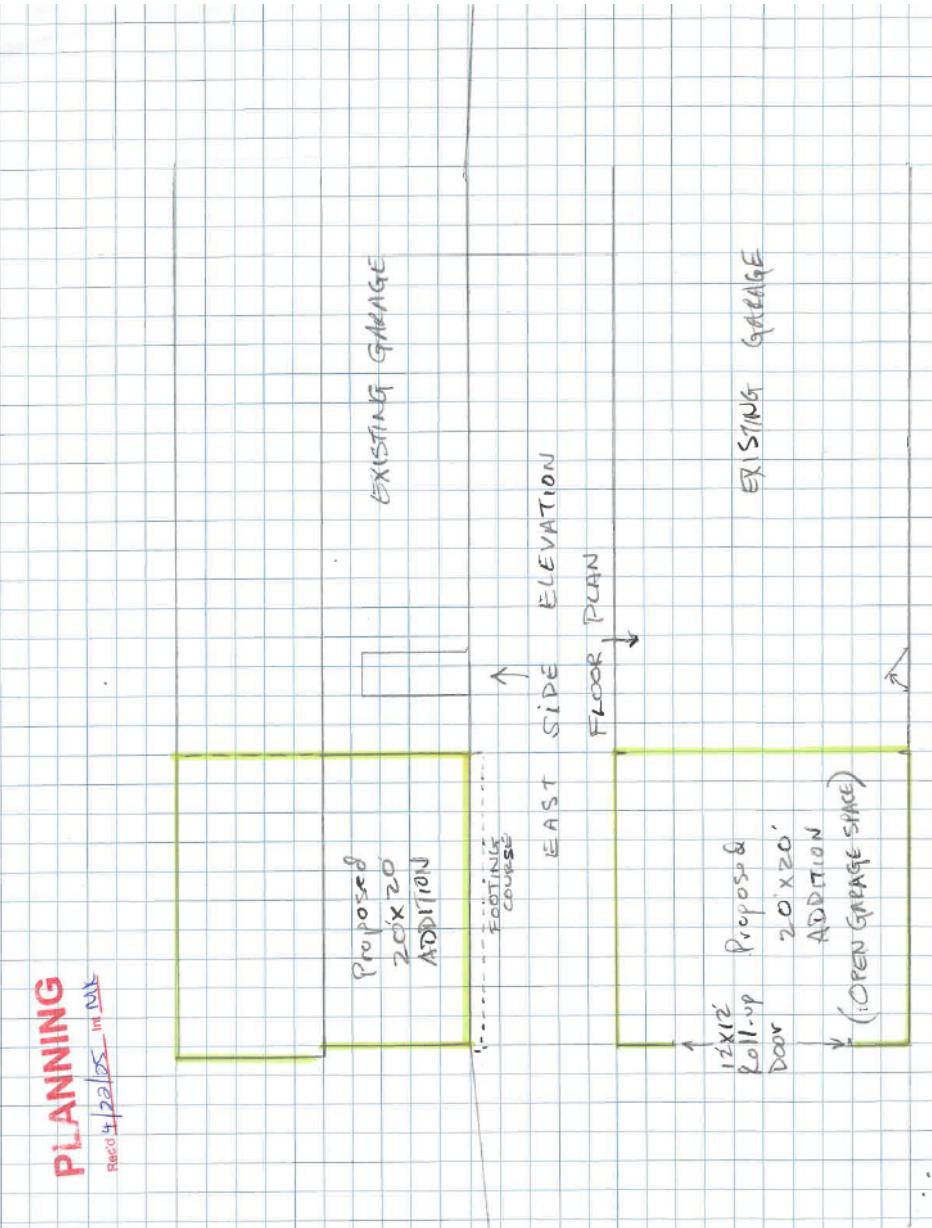
## Proposed Site Plan :



# 566 MALPEQUE ROAD (PID# 145805) MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)



## Proposed Floor Plan:



# **566 MALPEQUE ROAD (PID# 145805) MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)**



## **Analysis:**

As per Section 4.1.2 (b) of the Zoning & Development Bylaw, accessory buildings on lots between 0.5 and 0.99 acres allow for a maximum number of two (2) accessory buildings with a maximum combined footprint of 78.97 square metres (850 square feet). The proposed addition would result in a total of two accessory buildings with a combined footprint of 116.68 square metres (10,256 square feet), exceeding the maximum by 37.71 square metres (406 square feet).

As per Section 3.9.1(i) of the Zoning and Development Bylaw, where a land use proposal does not involve a rezoning application and the variance request is not considered to be substantial, then it is appropriate to evaluate the land use proposal by means of a Major Variance application.

# 566 MALPEQUE ROAD (PID# 145805) MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)



## Public Feedback:

In response to the City's circulation letter, one letter of support and one letter of opposition received till deadline.

Administration received letter of support mentioning:

- Considering nearby developments, the owner should be allowed to proceed.

Administration received letter of opposition citing concerns including:

- The property is zoned R-1L (low-density residential), but an illegal towing business is operating there. At least three tow trucks are present, indicating active business use.
- A 20' x 20' addition could support further business growth.
- Increased business may lead to more disruption and congestion in the residential area.
- Garbage burning has occurred on the property, and expansion may worsen this issue.

# **566 MALPEQUE ROAD (PID# 145805) MAJOR VARIANCE REQUEST – ADDITION TO AN EXISTING ACCESSORY STRUCTURE (GARAGE)**



## **Recommendation:**

The Planning & Heritage Department encourages Planning Board to recommend to Council that the following Major Variance for the subject property addressed as 566 Malpeque Road (PID# 145805) be approved:

- To allow for the establishment of a 20 feet by 20 feet (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone.

**PLANNING & HERITAGE: PLANNING BOARD MINUTES****TUESDAY, NOVEMBER 4<sup>th</sup>, 2025, 4:30PM****COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR, CITY HALL, 199 QUEEN STREET****Live streaming at [www.charlottetown.ca/video](http://www.charlottetown.ca/video)**

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

**1. 566 Malpeque Rd (PID# 145805)**

**Request:** This is a request for Major Variance to allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone. As per Section 4.1.2.b) of the Zoning & Development Bylaw, the maximum total allowable size of accessory buildings and structures for lots being between 0.5 and 0.99 acres in area is 850 square feet. Due to presence of existing accessory structures on the property, this limit would be exceeded with the proposed accessory structure addition.

**Property Information:** Single Detached Residential (R-1L) Zone

**Staff Presenter:** Sonia Kamal, Planner II

**Applicant:** Nick Haddad

**Reference:** Planning Board Meeting Package

**Summary:**

- Surrounding properties consist of R-1L Zones containing primarily single-family dwellings and the zoned Highway Commercial (C2) and are occupied by retail stores and eating and drinking establishments.
- Eighteen (18) notice letters were circulated to surrounding properties. One (1) letter in support and one (1) in opposition were received.
- Public concerns included illegal town business in operation at the subject property, the addition could support further business growth leading to more disruption and congestion in the residential area, and garbage burning occurred on the property and an expansion may worsen the issue.
- Staff is recommending approval of the major variance request.

Planning Board Meeting  
Tuesday, November 4<sup>th</sup>, 2025  
Page 2 of 2

**Discussion:**

- Increased garbage burning was discussed and was clarified by the applicant that permitted activities like bonfires such as burning cardboard in firewood were taking place.

**MOTION:**

**Moved by Lea MacDonald and seconded by Bobby Kenny that Planning Board recommend that council approve the Major Variance for the subject property addressed as 566 Malpeque Road (PID# 145805):**

**To allow for the establishment of a 20 feet by 20 feet (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone.**

**CARRIED  
(8-0)**

***END OF MEETING EXCERPT***

**PLANNING & HERITAGE: PLANNING BOARD MINUTES****TUESDAY, NOVEMBER 4<sup>th</sup>, 2025, 4:30PM****COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR, CITY HALL, 199 QUEEN STREET****Live streaming at [www.charlottetown.ca/video](http://www.charlottetown.ca/video)**

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

**1. 566 Malpeque Rd (PID# 145805)**

**Request:** This is a request for Major Variance to allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone. As per Section 4.1.2.b) of the Zoning & Development Bylaw, the maximum total allowable size of accessory buildings and structures for lots being between 0.5 and 0.99 acres in area is 850 square feet. Due to presence of existing accessory structures on the property, this limit would be exceeded with the proposed accessory structure addition.

**Property Information:** Single Detached Residential (R-1L) Zone

**Staff Presenter:** Sonia Kamal, Planner II

**Applicant:** Nick Haddad

**Reference:** Planning Board Meeting Package

**Deputy Mayor Jankov:** We move on to our next application, and I believe Sonia is online. This is 566 Malpeque Road. Over to you, Sonia.

**Sonia Kamal:** Thank you and good afternoon, Madam Chair. This is a Major Variance request to allow addition to an existing accessory structure which is a garage located in the rear yard of the property within the single-residential zone. Melissa, can you go to the...thank you. Next slide please. The subject site is surrounded by properties to the north and west that are similarly zoned R-1L and are primarily developed with single-detached residential dwellings. Properties located to the east and south are zoned Highway Commercial C-2 and are occupied by retail stores and eating and drinking establishments. Next slide. In accordance to Section 3.9 of the Zoning and Development Bylaw, on October 9, 2025, written notification was sent to property owners located within 100 meter of the subject property. A total of 18 letters were sent to residents advising

them of the application to solicit comments and feedback. In response to the City's circulation letter, one (1) letter of support and one (1) letter of opposition were received until deadline. Next slide. This is the proposed site plan. Next slide. This is the floor plan. Next slide please. As per Section 4.1.2b of the Zoning and Development Bylaw, accessory buildings on lots between 0.5 and 0.99 acres allow for a maximum number of two (2) accessory buildings with a maximum combined footprint of 78.97 square meters or 850 square feet. The proposed addition would result in a total of two (2) accessory buildings with a combined footprint of 116.68 square meters or exceeding the maximum by 37.71 square meters or 406 square feet. As per Section 3.9.1 of the Zoning and Development Bylaw, where a land use proposal does not involve a rezoning application and a variance request is not considered to be substantial, then it is appropriate to evaluate the land use proposal by means of a Major Variance application. Next slide. Administration received letter of support mentioning that considering nearby developments, the owner should be allowed to proceed. And administration received a letter of opposition citing concerns, including that the property is zoned R-1L Low-density residential, but an illegal towing business is operating there. At least three (3) tow trucks are present indicating active business use. A 20 by 20 addition could support further business growth. Increased business may lead to more disruption and congestion in the residential area. Garbage burning has occurred on the property and expansion may worsen this issue. Next slide. Staff concluded that there are minimal risks and implication as a result of the proposed development. If the addition were to be constructed, the lot coverage of all combined structures would be less than 50%, leaving adequate green space on the parcel. The overall height of the structure will not impede privacy or increase shadowing on the adjacent properties. Additionally, there is minimal impact on the surrounding land use due to the proposed addition. So, Planning and Heritage Department encouraged Planning Board to recommend to Council that the following Major Variance for the subject property addressed as 566 Malpeque Road, PID 145805, be approved, to allow for the establishment of a 20 ft x 20 ft addition to an existing accessory structure which is a garage located in the rear yard of the property within the single-detached residential zone. This is the end of my presentation, and the applicant is also present here today. Thank you.

**Deputy Mayor Jankov:** Thank you, Sonia. Any questions from anybody? Yes, Lea. Okay. So Lea is recommending...

**Paul Connolly:** One question before...Madam Chair.

**Deputy Mayor Jankov:** Yes. Go ahead, Paul.

**Paul Connolly:** The person who wrote the letter of opposition mentioned that he or she was concerned about increased garbage burning. There shouldn't be garbage burning in the first place, should there? And you know, it's a legitimate concern if he or she is concerned about increased garbage burning. I wouldn't...

**Deputy Mayor Jankov:** I don't think people are allowed to burn garbage on their own property.

**Background comments:** Not legally...

**Deputy Mayor Jankov:** Well, not legally. I mean, gone are the days of the burn barrel.

**Paul Connolly:** No, but that should in the decision, yeah. In the decision, it should reflect the fact that garbage burning is not permitted in the city.

**Deputy Mayor Jankov:** Sonia, do you have any thoughts on that?

**Sonia Kamal :** Madam Chair, I asked this question to the applicant, and applicant can clarify this if you want.

**Applicant:** I can verify...

**Deputy Mayor Jankov:** Just a second though. What did you say? I didn't hear what you said.

**Sonia Kamal:** I asked this question to the applicant and he has clarified this to me, and he can clarify this here if you allow.

**Deputy Mayor Jankov:** Sure. But more the question that's coming from Paul is, why would it even be a question, because you're not allowed to burn. So, why would it even have to be clarified, is I think the question that was coming from resident member, Paul.

**Sonia Kamal:** I can only confirm that applicant mentioned that he did not burn garbage there.

**Deputy Mayor Jankov:** How many lights on? Okay. Mike, do you have...I mean, it just seems like, it seems like we're adding things to something that's not going to happen. And it doesn't seem fair to the applicant that they would even have to justify even that kind of a question because you can't burn in your own backyard.

**Mike Russ:** I appreciate the question, Madam Chair. I think what our planner was trying to describe is really, just that, this really isn't within the scope of the Zoning and Development Bylaw. This would be dealt through the, I believe it's the Fire Prevention Bylaw. So, it's not something, it really isn't land use related unless it was an Industrial Zone where we're dealing with obnoxious fumes and so on. This isn't what we're talking about today. So really, it shouldn't be considered in my view.

**Deputy Mayor Jankov:** And I appreciate that the applicant is willing to justify his application, but he doesn't need to. It doesn't even come into play. So, I mean, you're more than welcome

to speak on behalf of yourself but you don't have to speak to that burning question because it's a moot point.

**Applicant:** Yeah, I know it wasn't garbage. We were burning cardboard with the firewood in a fireplace. So, I don't know why nobody came over to see if it was garbage or wood or...

**Deputy Mayor Jankov:** Yeah. So, and I think if you have a fire pit outside, the burning restrictions are up. So, I think you're allowed to have a fire pit in your backyard. I mean, yeah. Yeah. Anyhow, I think we'll just move on from that one. Thank you. So, Lea has moved that we accept staff's recommendation. Does somebody want to second it? Seconded by Bobby Kenny. So, the question is, is there any questions on accepting staff's recommendation? Okay, question called. All those in favor? Sen?

**Satyajit Sen:** Yes. In favor, Madam Chair.

**Deputy Mayor Jankov:** Great. Thank you very much. Okay, we can move on to our next item on the agenda. Thank you, Sonia.

**MOTION:**

**Moved by Lea MacDonald and seconded by Bobby Kenny that Planning Board recommend that council approve the Major Variance for the subject property addressed as 566 Malpeque Road (PID# 145805):**

**To allow for the establishment of a 20 feet by 20 feet (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone.**

**CARRIED  
(8-0)**

***END OF VERBATIM EXCERPT***



**CITY OF CHARLOTTETOWN  
REGULAR MONTHLY MEETING OF COUNCIL  
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET  
WEDNESDAY, NOVEMBER 12, 2025 at 5:00 PM**

**Verbatim Excerpt re: Major Variance for the subject property  
identified as 566 Malpeque Road (PID# 145805).**

**Mayor Philip Brown presiding**

<b><u>Present:</u></b>	<b>Deputy Mayor Alanna Jankov</b> <b>Councillor Kevin Ramsay</b> <b>Councillor Norman Beck</b> <b>Councillor Justin Muttart (arr. 5:27pm)</b>	<b>Councillor Bob Doiron</b> <b>Councillor Julie McCabe</b> <b>Councillor Trevor MacKinnon</b>
<b><u>Also:</u></b>	<b>Brad MacConnell, CAO</b> <b>Richard MacEwen, DCS</b> <b>Sean Coombs, DPC</b> <b>Frank Quinn, PRM</b> <b>Joshua McInnis, UM</b> <b>Ylber Gashi, PWM</b> <b>Jessica Bradley, SCO</b> <b>Katie Morello, CS</b>	<b>Michael Ruus, DIG</b> <b>Tim Mamye, FC</b> <b>David Gundrum, PDM (T/C)</b> <b>Jessika Corkum-Gorrill, ESM</b> <b>Wayne Long, EGAM (T/C)</b> <b>Anna Keenan, STO</b> <b>Spencer Massiah, IT</b> <b>Tracey McLean, PRC</b>
<b><u>Regrets:</u></b>	<b>Councillor Terry Bernard</b> <b>Councillor Mitchell Tweel</b> <b>Donna Miller-Ayton, PPHM</b>	<b>Councillor John McAleer</b> <b>Emilee MacLeod, HRM</b>

(T/C indicates present via teleconference)

**1. REPORTS OF COMMITTEES/RESOLUTIONS/BYLAW READINGS**

**9.1 Planning & Heritage – Deputy Mayor Alanna Jankov, Chair**

**Moved by Deputy Mayor Alanna Jankov**  
**Seconded by Councillor Julie McCabe**

**RESOLVED:**

That the following Major Variance for the subject property identified as 566 Malpeque Road (PID# 145805) be approved:

To allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located within the rear yard of the subject property in the (R-1L) Zone as the total combined size of all existing accessory buildings and structures on the property already exceeds the maximum total combined size of 850 square feet as per Section 4.1.2.b) of the Zoning & Development Bylaw based on

(Verbatim Excerpt re: 566 Malpeque Rd)

existing lot size for the property. Total allowable combined size of all existing accessory buildings and structures for the subject property would therefore be 1,509 square feet.

**Mayor Brown:** Councillor MacKinnon.

**Councillor MacKinnon:** Thank you, Your Worship. I don't support this resolution. I had some phone calls from residents nearby of this property. Some of the points that were addressed was, in the resolution itself 4.1.2 subsection (b) you can't have two accessory buildings maximum of 850 square feet. He has that now already so we are asking to go 406 more square feet making it larger which would be against our own bylaw. This property in the past was in non-compliance of our bylaws. He was running a commercial tow truck company out of his backyard; disrupting the neighbours. He does own a property elsewhere but there is still, they are claiming there are still two to three tow trucks there and with accessory building that he is building, it's not as a suite as per the package states. I did speak to the applicant today and it's going to be used for storage, tractors and stuff so there will be work being done there probably on the tow trucks itself. It is a residential property and yes, you can bring a tow truck home but two or three I think is a little bit above. They are concerned with the larger garage will result in more trucks, maintenance, higher noise and again the package states it is for a garden suite and residents nearby would be ok if it was for that but it's not. It is probably to accommodate the towing company so as per our Zoning & Development Bylaw, I either ask that the applicant come back for a rezoning application or site-specific exemption sought out and not for this particular resolution. Thank you.

**Mayor Brown:** Ok so can I just ask could you repeat your request to defer, defeat it. I know you are against it, but could you just repeat...sorry.

**Councillor MacKinnon:** If we, yeah, I will put a motion on the floor to defer it to see if there is an appetite for that until we find out if the applicant wants to come back for a different application.

**Mayor Brown:** So, for the deferral, I need a seconder. Deputy.

**Deputy Mayor Jankov:** Hi.

**Mayor Brown:** Hello.

**Deputy Mayor Jankov:** I'm not 100% sure whether a deferral is necessary or not but I do feel inclined to support the Councillor in the area that maybe we can pop that resolution on the floor for deferral and have further discussion so we can better understand what it is the Councillor of the area is looking for. So just out of respect for that area, maybe, I will second that deferral so we can at least discuss it and then go from there.

**Mayor Brown:** The deferral is on the floor and just please speak to the deferral. Councillor McCabe.

**Councillor McCabe:** I'd stand up but my hip is sore.

**Mayor Brown:** No, you go right ahead.

**Councillor McCabe:** So, I understand looking to do a deferral but a deferral to understand why. I mean, in the package, what are we deferring? Just to find out what the Councillor of the area doesn't like about the application because according to the application, staff voted to support it, Planning Board

(Verbatim Excerpt re: 566 Malpeque Rd)

voted to support it and hear we are. So, is it, I would say instead of doing a deferral either you support the application as it is, or you defeat it, so I won't be supporting a deferral for that reason.

**Mayor Brown:** Councillor... did you...ok. Go ahead please.

**Councillor Muttart:** Thank you, Your Worship. No, it wasn't necessarily on the deferral. It was a little bit more just trying to understand some of the nuances that Councillor MacKinnon brought forward. I think that kind of threw me off a little bit as it seemed to be pretty straight forward but then you are quoting measurements and quoting things that you felt were not inline with our Zoning Bylaw so I was wanting to get a clarification on that but we moved into a deferral so if we come back I would like to get clarification on a statement that you made in regard to it's not compliant with our zoning. I believe you made that but if I'm wrong, I apologize but I want to get confirmation on that so.

**Mayor Brown:** Look. To get the information, could you just repeat what you discovered and maybe, I don't know if David Gundrum is online, maybe David can add some light. Councillor MacKinnon, just to clarify again what your grievance or your issues are.

**Councillor MacKinnon:** The resolution itself reads that the property already exceeds the maximum total combined size of 850 square feet as per section 4.1.2 subsection (b) of the Zoning & Development Bylaw.

**Mayor Brown:** Yeah.

**Councillor MacKinnon:** The applicant is asking for another 20 x 20 400 extra square feet so it put him over 1200 square feet above and beyond what the Zoning & Development Bylaw currently allows so that's why I think we should have the applicant withdraw this one and come back and ask for either a specific exemption or rezoning altogether because it appears he is looking to be conducting commercial business in a residential area so that's what the neighbours believe. That's what they have seen in the past. Historically, he was running a non-compliance. He does have another property off-site but when they see two and three tow truck with one person; he can't drive two or three tow trucks at the same time.

**Mayor Brown:** Ok, again, Councillor McCabe asked for this is not a deferral, this is just to reject the resolution. What's the deferral going to get? David, did you want to weigh in? Is it alright Deputy?

**David Gundrum, PDM:** I can Your Worship. I guess just to provide additional context/background, and this was spoken to a little bit by Council already. The matter did go to Planning Board on November 4. It was unanimously recommended for approval by the Board; a vote of 8-0 at that time and I will note that the City does have a building permit currently in at the present time. That permit was put on hold pending the outcome of the variance application. I'll just note for Council's information that that permit made no mention of a garden suite. This was simply proposed as a 20 x 20 addition or expansion to the existing accessory building on the property so that's just for additional clarification for Council's information.

**Mayor Brown:** Deputy.

**Deputy Mayor Jankov:** Yeah, thank you for that. I think although I support the Councillor for the area deferral because I wanted to hear a little bit more. I think that I won't support the deferral when we vote because I would like to hear, you know we can then go back to the original vote. I will add though that if the residents are concerned and in hindsight, I wish that they would have sent their letters in because that would have been very helpful and the other thing is that we do have Bylaw

(Verbatim Excerpt re: 566 Malpeque Rd)

Officer enforcement which is complaint driven. This is not the first time we've allowed accessory buildings to exceed the 800 square foot allowance and that is two buildings. It's not the first time we've done it. I can't cite exact examples, but I could probably state emphatically that every single ward has had exceptions to this bylaw. I won't support the deferral; however, I would encourage residents that, you know, going forward that if this expansion and variance goes forward and if they have any concerns at all then they have a complaint driven process that they can ensure that this is being used for it's being used for so I would encourage everyone to follow the file as it goes through.

**Mayor Brown:** Councillor Doiron.

**Councillor Doiron:** Thank you, Mayor Brown. I just don't understand like I myself went into Planning a few years ago and applied for a garage so they look it up in GIS or whatever and say ok you have so many feet in your parcel of land so you can only build a certain size garage. So, whether it was 20 x 25 or whatever it was, that's it, that's all you're allowed. So how does this, if the person has that amount, can now turn around and build another one? So, in hindsight, does that mean moving forward I could go and build a garage through the amount that is set out in our bylaw; 20 x 24 or whatever and then come back six months later and say well now I want to expand my garage for another 20 x 20 so I could get a big garage like I always wanted. How does this happen? When I went in and applied and that's what I was told so how does it come now that you can build two garages on the same piece of property? Can someone clarify how that happens?

**Mayor Brown:** Deputy.

**Deputy Mayor Jankov:** So, two things, I am not sure what you are referring to Councillor Doiron. Are you referring to a garage that is attached to your home? It's an accessory building. You are not wrong. The bylaw does state 800 square feet up to two buildings and so you can't have more than two buildings, and it has to equal that but as we all know that's what variances are for. People can always apply for an exception or relief from an existing bylaw so when you went into the Planning & Heritage Department and were told just the one, you would have had the option to apply a variance just like anybody else would. I am not saying that you're not wrong, but anyone can apply for an exception to the rule; that's why we call them variances. So that's why we are here today for Council. Council can decide that if you are not okay with it then don't vote in favour of it; however, we have had many, many examples of exceptions to this rule, probably every single month.

**Mayor Brown:** Councillor MacKinnon. Go ahead.

**Councillor MacKinnon:** Just for clarification that the Deputy mentioned, you indicated that no more than two structures on the property to exceed that footage. If you look at the aerial photo on this property, there is a minimum of three buildings there already, possible four and one is going to be extended so there is at least three, so we are above that again. Back on page 45, in the report, it says and just as Mr. Gundrum had said it doesn't say anything about a suite, it says right here in the report *if a garden were to be constructed the large coverage of a combined structure would still be less than 50%*. The report says they are looking for a garden suite but the applicant is indicating they are looking for storage facility so what is it?

**Mayor Brown:** Deputy.

**Deputy Mayor Jankov:** Great question Councillor MacKinnon and I was not aware that there were more than two buildings on there and again that is against our existing bylaw. I'm going to ask David, was the intent then that a few of these existing structures on the property would have to be removed

(Verbatim Excerpt re: 566 Malpeque Rd)

because I know we went through this with many other folks that they had to get rid of those additional buildings. What do ya got for us David?

**David Gundrum, PDM:** Through the Chair, Deputy Mayor there is no intention...just to clarify on the garden suite piece, I'm looking at the building permit that was submitted by the applicant back in March before they knew that they needed a variance. There is no intention for a garden suite that was indicated there. I think that note in the Planner's report was just kind of as a FYI in the event they had some notion they were going to divert course, but the intention based on the permit also based on the variance application was that this was just 20 x 20 addition to an accessory storage building and nothing beyond that. In terms of a total number of buildings, that is accounted for through the variance; it is noted in the text of the resolution that if this is approved that they would be allowed to have a total combined footprint of 1509 square feet whereas only 850 is currently permitted. We caught they were already over the limit currently so technically they are in a (illegal?) non-conforming situation. If the variance is approved, it would basically reconcile and legalize not only what they currently have but what they also intend to build through this addition. So, I hope this clarifies for everybody and I am happy to answer any further questions.

**Mayor Brown:** Deputy.

**Deputy Mayor Jankov:** So just to clarify, that is definitely new information because we have had so many different examples and I know every application is it's own merit but we have had many situations where folks came into conformity but they had to get rid of the additional accessory buildings and they were only allowed to keep two so you're saying they can keep these additional two other buildings and have four structures on their property?

**David Gundrum, PDM:** Through the Chair, Deputy, that's basically what they are asking for through this variance. They are asking to maintain what they have and to add on 20 x 20, 400 square foot addition to one of the buildings so they are not proposing to scale back from what they currently have. They are proposing to add on to what they currently have and that's captured in the text of the resolution and was reflected, I believe, in our report to Planning Board last week.

**Mayor Brown:** Ok. Question on the deferral.

**Unknown Speaker:** She withdrew...

**Mayor Brown:** Yeah, she withdrew the deferral. Okay, question on the resolution. Question called. Okay. All those in favour, please raise your hand. All those against.

**LOST 5-2**

**Councillors Beck & McCabe in favour (to approve)**

**Councillor McCabe:** Now that the resolution didn't pass, would that still not be an expectation to bring the lot up to non-conforming?

**Deputy Mayor Jankov:** Thank you. David, I am not sure if you heard Councillor McCabe's question but now that the resolution (the variance) has been defeated, does this now mean the applicant would have to still bring his property up to conformity?

**David Gundrum, PDM:** Through the Chair, Deputy, is it my understanding that the motion that was defeated was the motion to defer?

(Verbatim Excerpt re: 566 Malpeque Rd)

**Mayor Brown:** The motion was to reject the variance.

**David Gundrum, PDM:** And that was defeated?

**Mayor Brown:** Correct.

**David Gundrum, PDM:** So, and this is a question for our clerk or for the chair. Does Council not have to vote on a new resolution in that case to make a determination or no?

**Mayor Brown:** Clerk manager got it already set up for us. Go ahead.

The following alternate resolution to deny the request was brought forward.

**Moved by Deputy Mayor Alanna Jankov**  
**Seconded by Councillor Julie McCabe**

**RESOLVED:**

That the following Major Variance for the subject property identified as 566 Malpeque Road (PID# 145805) be denied:

To allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located within the rear yard of the subject property in the (R-1L) Zone as the total combined size of all existing accessory buildings and structures on the property already exceeds the maximum total combined size of 850 square feet as per Section 4.1.2.b) of the Zoning & Development Bylaw based on existing lot size for the property. Total allowable combined size of all existing accessory buildings and structures for the subject property would therefore be 1,509 square feet.

**Mayor Brown:** Okay. Question? All those in favour? Those who are opposed are in favour. Please raise your hand. Deputy Mayor okay. 1, 2, 3, 4. Deputy, Councillor Beck. 1, 2, 3, 4, 5 okay. And against, Councillors Beck and McCabe. Thank you.

**CARRIED 5-2**  
**Councillors Beck & McCabe opposed**

**END OF VERBATIM EXCERPT**



# CITY OF CHARLOTTETOWN RESOLUTION OF COUNCIL

2025-COCR-0221

Planning & Heritage  
#2

**MOTION CARRIED**

**MOTION LOST**

2-5 (Councillors Mackay, Hart, Beck, Ramsay,  
Doran, and Jankov opposed)  
Councillors  
Tavel, McCabe, and Bernard  
Absent) (B)

Date: November 12, 2025

Moved by Deputy Mayor

Alanna Jankov

Seconded by Councillor

Julie McCabe

Julie McCabe

**RESOLVED:**

**That the following Major Variance for the subject property identified as 566 Malpeque Road (PID# 145805) be approved:**

**To allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located within the rear yard of the subject property in the (R-1L) Zone as the total combined size of all existing accessory buildings and structures on the property already exceeds the maximum total combined size of 850 square feet as per Section 4.1.2.b) of the Zoning & Development Bylaw based on existing lot size for the property. Total allowable combined size of all existing accessory buildings and structures for the subject property would therefore be 1,509 square feet.**



# CITY OF CHARLOTTETOWN RESOLUTION OF COUNCIL

2025-COCR-0222

MOTION CARRIED

MOTION LOST

5-2 (Council (long  
Beck and  
McCabe  
opposed)  
of 3 Carried)

Planning & Heritage  
#2 (Alternate)

Date: November 12, 2025

Moved by Deputy Mayor

Alanna Jankov

Seconded by Councillor

Julie McCabe

## BE IT RESOLVED:

That the following Major Variance for the subject property identified as 566 Malpeque Road (PID# 145805) be denied:

- 1) To allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located within the rear yard of the subject property in the (R-1L) Zone as the total combined size of all existing accessory buildings and structures on the property already exceeds the maximum total combined size of 850 square feet as per Section 4.1.2.b) of the Zoning & Development Bylaw based on existing lot size for the property. Total allowable combined size of all existing accessory buildings and structures for the subject property would therefore be 1,509 square feet.

**Catane, Ellen**

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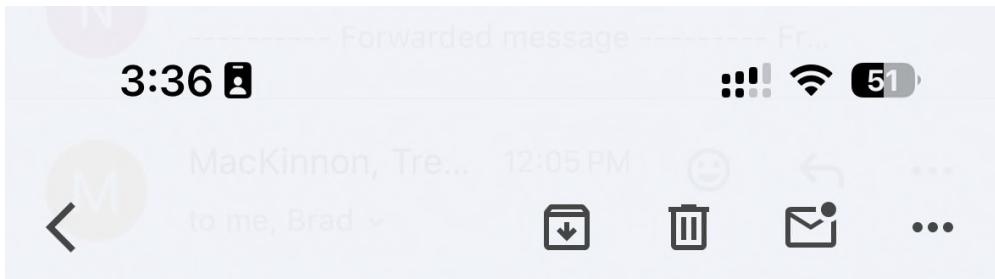
**To:** Nick Haddad  
**Subject:** RE: Trevor response after asking him who emailed him or called him

Best regards,  
Ellen

---

**From:** Nick Haddad <nickhaddad53@gmail.com>  
**Sent:** Friday, November 14, 2025 1:03 PM  
**To:** Gundrum, David <dgundrum@charlottetown.ca>  
**Subject:** Trevor response after asking him who emailed him or called him

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



Thank you for the email request, and appreciate the frustration. As I explained last evening there are options for a variance, or a zoning change for the PID.

As I also explained that the complaints were from calls, nothing was in writing in an email. You are correct in that any complaints or letters of support were to be entered prior to a date. Those 2 letters were in the package, and I have no written correspondence on my conversations. There were 2 and told me they wished to express their concern, I dont have their names. But did ask to remain anonymous.

I hope that you reconsider your options for your property and ask for a variance or rezoning.

Yes, you explained to me that you are not now using the property for towing other than storing 1 tow truck you take home.

I stated last evening that prior to you buying property on Day Ave, that you were using the property to operate towing business, in the past. Not now.

Thank you Nick and feel free to call me with any other questions, but I am sorry I am unable to say the two people who complained.

Best regards  
Trevor



**Catane, Ellen**

---

**To:** Nick Haddad; Gundrum, David  
**Subject:** RE: Please update my file

Best regards,  
Ellen

---

**From:** Nick Haddad <nickhaddad53@gmail.com>  
**Sent:** Friday, November 14, 2025 1:04 PM  
**To:** Gundrum, David <dgundrum@charlottetown.ca>  
**Subject:** Please update my file

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

8:50

LTE 62



## ***Province of Prince Edward Island***

### **Annual Return Filing Statement 2025**

**Name:** NICK'S TOWING INC.

**Business Number:** 730322336

**Last Return Date:** June 09, 2025

**Filing Date:** November 04, 2025

#### **Registered Address**

8 DAY AV  
CHARLOTTETOWN Prince Edward Island, C1E 0E4  
Canada

**Minimum Directors: 1      Maximum Directors: 1**

#### **Directors and Shareholders**

Nick Haddad	Director, President, Secretary, Treasurer, Shareholder
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Prince Edward Island Transportation Infrastructure and Energy  
CANADA Highway Safety

PROVINCE OF PRINCE EDWARD ISLAND  
NOTICE OF IMPOUNDMENT  
(Section 255.3 of the Highway Traffic Act)

V 31738

NAME KARAMVIR  
ADDRESS 14 Karla Ct, Apt 6  
DRIVER INFO 341 262  
VEHICLE INFO 878 1AG 2013 HYUNDAI SNAECH4A3DH 611 369  
OWNER INFO KARAMVIR  
LOCATION Cornwall, PE

PE 514-625-4939  
PE 24 09 2023 M  
PE

PE 26 09 2023 20:24 hrs (08:24 PM)

NOTICE OF IMPOUNDMENT  
(Section 255.3 of the Highway Traffic Act)

This is official notification that the above-noted motor vehicle is being impounded under the authority specified below for the period of time specified below from the following date. 2023-09-26 (date of impoundment)

The above-noted vehicle is being impounded pursuant to subsection 255.1(1) of the Highway Traffic Act for one of the following periods of time in accordance with subsections 255.1(1) and (2) of the Act:  
 30 days; or  
 60 days, where the registered owner of the motor vehicle was the owner of a motor vehicle that was impounded within two years before the date of impoundment.

REASON:

The undersigned peace officer is satisfied that, on or about 2023-09-26, you operated a motor vehicle or had care or control of a motor vehicle while you were prohibited from doing so, by reason of the suspension or cancellation of your driver's license, and that you have been convicted, in the past two years, of an offence under subsection 271(1) of the Highway Traffic Act, subsection 259(4) of the Criminal Code (Canada), as that provision read before December 18, 2018 or subsection 320.18(1) of the Criminal Code.

The above-noted vehicle is being impounded pursuant to subsection 255.1(1.01) of the Highway Traffic Act for 30 days in accordance with subsection 255.2(2.01) of the Act.

REASON:

The undersigned peace officer is satisfied that, on or about 2023-09-26, by means of or in relation to your operation of the motor vehicle, you committed an offence under one of the following provisions of the Criminal Code (Canada): paragraph 320.14(1)(a), (b), (c) or (d), or subsection 320.14(4) or 320.15(1).

The above-noted vehicle is being impounded pursuant to subsection 255.1(1.1) of the Highway Traffic Act for 6 months in accordance with subsection 255.2(2.1) of the Act.

REASON:

The undersigned peace officer is satisfied that, on or about 2023-09-26,

you committed an offence under one of the following provisions of the Criminal Code (Canada) as set out in clause 255.1(1.1)(a) of the Highway Traffic Act: 220, 221, 236, 320.13(2) or (3), 320.14(2) or (3), 320.15(2) or (3); or

you committed an offence under one of the following provisions of the Criminal Code (Canada) as set out in 255.1(1.3)(b)(i) of the Highway Traffic Act: 320.13(1), 320.14(3)(a), (b), (c), or (d), 320.14(4), 320.15(1), 320.16, 320.17, 320.18(1), and within 10 years before the commission of the offence you also were convicted of one of the offences listed in 255.1(1.1)(a), as it read before December 18, 2018, and as it reads now, or two or more of the offences listed in 255.1(1.1)(b), as it read before December 18, 2018 and 255.1(1.1)(b)(i).

The above-noted vehicle is being impounded pursuant to subsection 277.11(1) of the Highway Traffic Act for one of the following periods of time in accordance with subsection 277.11(2) of the Act.

3 days, where a driving suspension has been imposed under subsection 277.1(3.2) of the Act for 7 days;  
 7 days, where a driving suspension has been imposed under subsection 277.1(3.3) of the Act for 30 days; or  
 30 days, where a driving suspension has been imposed under subsection 277.1(3.5) of the Act for 90 days;

REASON:

The undersigned peace officer is satisfied that, on or about 2023-09-26, you were served with a notice of driving suspension under section 277.1 of the Highway Traffic Act.

The above-noted vehicle is being impounded pursuant to subsection 277.93(4) of the Highway Traffic Act for 30 days in accordance with subsection 277.93(5) of the Act.

REASON:

The undersigned peace officer is satisfied that, on or about 2023-09-26, you, a person who is a graduated driver or under the age of 19 years or 22 years, as applicable, were served with a notice of driving suspension under section 277.9 or 277.92 of the Highway Traffic Act.

Vehicle Stored at: Nick's Towing, 8 Day Ave, Charlottetown, PE

PEACE OFFICER'S NAME (PRINT) G. Jacinthe RICHARD

PEACE OFFICER'S SIGNATURE Jaciu

PIN/BADGE NUMBER 61687 POLICE AGENCY Rcmp Queens.

**Planning & Heritage Summary (Week ending November 14<sup>th</sup> 2025)**

**ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION**

The information on this page is intended to provide notice to the public when building and development permits have been approved by the Charlottetown Planning and Heritage Department and/or decisions are rendered by Charlottetown City Council as governed by the Prince Edward Island Planning Act. The deadlines to make an appeal are listed for each application below as per the requirements of the Planning Act.

If you have any questions regarding the approvals listed below, please contact the Planning and Heritage Department at 902-629-4158.

**Planning Development Permit Approvals**

FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
24-948	1100528	293-BLD-24	15-Aug-24	10-Nov-25	APPROVED	53-55-57-59 Lucy Cres (Lot 192)	Occupancy Permit: Construction of a 4-Unit Residential Dwelling	Chris Linzel-Waddell	1-Dec-25
25-480	1047562	096-BLD-25	3-Apr-25	14-Nov-25	APPROVED	140 Stanmol Dr (Lot 111)	Occupancy Permit: Construction of a Single Detached Dwelling	Brooklyn Homes	5-Dec-25
25-481	1047562	097-BLD-25	3-Apr-25	14-Nov-25	APPROVED	146 Stanmol Dr (Lot 112)	Occupancy Permit: Construction of a Single Detached Dwelling	Brooklyn Homes	5-Dec-25
25-482	1047562	098-BLD-25	3-Apr-25	14-Nov-25	APPROVED	152 Stanmol Dr (Lot 113)	Occupancy Permit: Construction of a Single Detached Dwelling	Brooklyn Homes	5-Dec-25
25-483	1047562	099-BLD-25	3-Apr-25	14-Nov-25	APPROVED	158 Stanmol Dr (Lot 114)	Occupancy Permit: Construction of a Single Detached Dwelling	Brooklyn Homes	5-Dec-25
25-774	192187	029-SGN-25	8-Jul-25	10-Nov-25	APPROVED	419 St. Peters Road	To install 5 signs on the building elevations, 8 signs on site and 1 sign on the shared pylon	MRA Architecture & Design	1-Dec-25
25-931	343897	035-SGN-25	27-Aug-25	13-Nov-25	APPROVED	332 Kent St (PID # 825927)	Placement of MADD Monument	PEI Department of Transportation and Infrastructure	4-Dec-25
25-946	362954	291-BLD-25	8-Sep-25	10-Nov-25	APPROVED	12 Alexander Dr	Bathroom Renovation and Laundry Room Addition	Doug Beaton	1-Dec-25
25-1011	134114	313-BLD-25	19-Sep-25	14-Nov-25	APPROVED	11 Aviation Ave	Phase I - Corridor Addition - BioVectra	MCA Consultants Inc.	5-Dec-25
25-1033	748335	325-BLD-25	8-Oct-25	13-Nov-25	APPROVED	88 Beach Grove Rd	10' x 15' addition to rear of house	Wayne Simmons	4-Dec-25
25-1044	192187	042-SGN-25	17-Oct-25	10-Nov-25	APPROVED	419 St Peters Rd	Replace the old FRP PETROCAN fascia sign with new aluminum fascia sign	Jeff Doucette	1-Dec-25
25-1046	778308	331-BLD-25	6-Oct-25	12-Nov-25	APPROVED	73-75 Violet Cir (Lot 12)	Construction of a Semi-detached Dwelling	Edgar's Construction Inc	3-Dec-25
25-1059	1146471	335-BLD-25	17-Oct-25	12-Nov-25	APPROVED	34 Holmes Ln	8' x 8' Garden Shed	Sandra Ann Bourque	3-Dec-25
25-1067	748236	222-STR-25	4-Nov-25	10-Nov-25	APPROVED	74 Maypoint Rd	Tourist Home: Short Term Rental	Tanya N Veilleux	1-Dec-25

## Lot Subdivisions

FILE#	PID	CASE#	APPLICATION DATE	APPROVAL DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL

## Council Approvals

FILE#	PID	PERMIT#	APPLICATION DATE	APPROVAL DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
25-994	562413	018-MJV-25	24-Sep-25	12-Nov-25	Approved	21 Bardin Crescent	<p>That the following Major Variance for the subject property identified as 21 Bardin Crescent (PID# 562413) be approved:</p> <p>1) To allow for an appointment-based home occupation to accommodate a nail/pedicure salon;</p> <p>2) That Council establish the approved number of clients permitted to visit per day to be up to three (3) clients per day and therefore that the maximum number of business-based visits allowed per week be fifteen (15) per week; and</p> <p>3) That Council establish that the required number of on-site parking spaces for the proposed home occupation be three (3) parking spaces.</p>	Binh Le & Nam Nguyen	3-Dec-2025
25-1002	145805	020-MJV-25	25-Sep-25	12-Nov-25	Denied	566 Malpeque Rd	<p>That the following Major Variance for the subject property identified as 566 Malpeque Road (PID# 145805) be denied:</p> <p>1) To allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located within the rear yard of the subject property in the (R-1L) Zone as the total combined size of all existing accessory buildings and structures on the property already exceeds the maximum total combined size of 850 square feet as per Section 4.1.2.b) of the Zoning &amp; Development Bylaw based on existing lot size for the property. Total allowable combined size of all existing accessory buildings and structures for the subject property would therefore be 1,509 square feet.</p>	Nick Haddad	3-Dec-2025
25-981	192245	007-RZN-25	16-Sep-25	12-Nov-25	Approved to Proceed to Public Consultation	3 Oakland Drive	<p>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</p>	Jonathan Barrett	3-Dec-2025

							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.		
25-1026	778308	008-RZN-25	3-Oct-25	12-Nov-25	Approved to Proceed to Public Consultation	Lot 8 Violet Circle	That a request to rezone the subject property identified as Lot 8 on Violet Circle (PID# 778308) 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 a 4-unit stacked townhouse on the subject property be approved to proceed to public consultation.	T & H Properties Ltd	3-Dec-2025
25-998 & 25-999	1047562	003-RZOP-25 & 004-RZOP-25	22-Sep- 25 & 24-Sep-25	12-Nov-25	Approved to Proceed to Public Consultation	PID# 1047562 Stanmol Dr	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.	Falcon Properties Inc.	3-Dec-2025
24-949	388280 & 1110642	005-LCPB-24	15-Aug-25	12-Nov-25	Approved	Unaddressed Minna Jane Dr	That the request to consolidate existing portions of property identified as PID#s 388280 and 1110642 having frontage onto Minna Jane Drive in the Highway Commercial (C-2) Zone be approved subject to a final pinned survey plan.	Pan-American Properties Inc	3-Dec-2025
25-1053	396408 & 396390	007-LCPB-25	23-Sep-25	12-Nov-25	Approved	2-6 Ellis Rd & 27-29 Brackley Point Rd	That the request to consolidate existing portions of property identified as PID#s 396408 and 396390 having frontage onto Ellis Road and Brackley Point Road in the Mixed-Use Corridor (MUC) Zone be approved subject to a final pinned survey plan.	Nancy Birt	3-Dec-2025
25-1041	385658	005-LCPB-25	17-Oct-25	12-Nov-25	Approved	156-158 St Peter's Rd	That the request to sever an approximate 0.13 hectare portion of unaddressed property identified as PID# 385575 and consolidate it with abutting property identified as 156-158 St. Peter's Road (PID# 385658) in the Mixed-Use Corridor (MUC) Zone be approved subject to a final pinned survey plan.	Roger Birt Inc	3-Dec-2025
25-739	349035, 1179829	005-RZN-25	5-May-25	14-Oct-25	Approved Second Reading. Awaiting Ministerial Approval.	Unaddressed Viceroy Ave	To adopt Bylaw PH-ZD.2-102, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix G – Zoning Map of the Zoning & Development Bylaw from the Single Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone for the unaddressed parcels on Viceroy Avenue (PID#s 349035 and 1179829)."	APM Commercial	3-Dec-2025

25-888	363515	002-RZOP-25	8-Aug-25	14-Oct-25	Approved Second Reading. Awaiting Ministerial Approval.	Unaddressed Birchwood St	To adopt Bylaw PHTo adopt Bylaw PH-ZD.2-103, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix G – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Institutional (I) Zone for the unaddressed parcel on Birchwood Street (PID# 363515)."	Government of Prince Edward Island	3-Dec-2025
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# Notice of Appeal

(Pursuant to Section 28 of the *Planning Act*)

TO: The Island Regulatory and Appeals Commission  
National Bank Tower, Suite 501, 134 Kent Street  
P.O. Box 577, Charlottetown PE C1A 7L1  
Telephone: 902-892-3501 Toll free: 1-800-501-6268  
Fax: 902-566-4076 Website: [www.irac.pe.ca](http://www.irac.pe.ca)

**NOTE:**  
Appeal process is a public process.

**TAKE NOTICE** that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the *Planning Act* or the Municipal Council of City of Charlottetown (name of City, Town or Community) on the 12th day of November, 2025, wherein the Minister/Community Council made a decision to deny the request from the landowner, Nicholas Haddad, for a major variance to Provincial Parcel No. 145805 for the establishment of a 20 foot by 20 foot addition to an existing accessory structure (garage) located within the rear yard of the subject property (attach a copy of the decision).

**AND FURTHER TAKE NOTICE** that, in accordance with the provisions of Section 28.(5) of the *Planning Act*, the grounds for this appeal are as follows: (use separate page(s) if necessary)

Please see attached.

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**AND FURTHER TAKE NOTICE** that, in accordance with the provisions of Section 28.(5) of the *Planning Act*, I/we seek the following relief: (use separate page(s) if necessary)

Please see attached.

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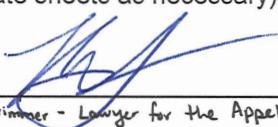
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**EACH APPELLANT MUST COMPLETE THE FOLLOWING:** (print separate sheets as necessary)

Name(s) of  
Appellant(s): Nicholas Haddad  
Please Print

Signature(s) of  
Appellant(s):   
Maggie J. Grimmer - Lawyer for the Appellant

Mailing Address: 65 Queen Street

City/Town: Charlottetown

Province: Prince Edward Island

Postal Code: C1A 7L1

Email Address: [mgrimmer@csmlaw.com](mailto:mgrimmer@csmlaw.com)

Telephone: 902-892-4156

Dated this 1st day of December, 2025.  
day month year

## IMPORTANT

Under Section 28.(6) of the *Planning Act*, the Appellant must, within seven days of filing an appeal with the Commission serve a copy of the notice of appeal on the municipal council or the Minister as the case may be.

**Service of the Notice of Appeal is the responsibility of the Appellant**

Information on this Form is collected pursuant to the *Planning Act* and will be used by the Commission in processing this appeal.  
For additional information, contact the Commission at 902-892-3501 or by email at [info@irac.pe.ca](mailto:info@irac.pe.ca).

## Notice of Appeal (Continued)

### (Pursuant to Section 28 of the *Planning Act*)

**Name of Appellant:** Nicholas Haddad

**Municipal Council:** City of Charlottetown

**Date of Decision:** November 12, 2025

**Decision Under Appeal:** The denial of the Appellant's application for a major variance to Provincial Parcel No. 145805 for the establishment of a 20 foot by 20 foot addition to an existing accessory structure (garage) located within the rear yard of the subject property.

**AND FURTHER TAKE NOTICE** that in accordance with the provisions of Section 28(5) of the *Planning Act*, the grounds for this appeal are as follows:

The City of Charlottetown (the "City") in its decision to deny the major variance to Provincial Parcel No. 145805:

1. Failed to follow the recommendations of the City's Planning Department and the City's Planning Board to approve the major variance. The Appellant notes that the City's Planning Board voted 8 to 0 in favour of approving the major variance;
2. Failed to consider and apply sound planning principles;
3. Failed to provide adequate reasons for its decision, contrary to the principles of natural justice and procedural fairness;
4. Made its decision arbitrarily and not based on factual evidence; and
5. Such further and other grounds as may be determined upon receipt of the complete record by the City.

**AND FURTHER TAKE NOTICE** that, in accordance with the provisions of Section 28(5) of the *Planning Act*, the Appellant seeks the following relief:

1. That the Island Regulatory and Appeals Commission allow this appeal, quash the November 12, 2025, decision of the City denying the major variance to Provincial Parcel No. 145805 for the establishment of a 20 foot by 20 foot addition to an existing accessory structure (garage) located within the rear yard of the subject property, and order that the major variance be approved as recommended by the City's Planning Board; and

2. Such further and other relief as the Appellant may advise and the Island Regulatory and Appeals Commission may permit.

DATE OF ISSUE: December 1, 2025



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MAGGIE J. GRIMMER  
CARR, STEVENSON & MACKAY  
Barristers and Solicitors  
65 Queen Street, P.O. Box 522  
Charlottetown, PE C1A 7L1  
(902) 892-4156  
Solicitor for the Appellant  
Nicholas Haddad



# CITY OF CHARLOTTETOWN RESOLUTION OF COUNCIL

83

2025 - COCR-0222

MOTION CARRIED

MOTION LOST

5-2 (Councillors  
Beck and  
McCabe  
opposed)  
J. McCabe  
(Carried)

Planning & Heritage  
#2 (Alternate)

Date: November 12, 2025

Moved by Deputy Mayor

Alanna Jankov

Seconded by Councillor

Julie McCabe

## BE IT RESOLVED:

That the following Major Variance for the subject property identified as 566 Malpeque Road (PID# 145805) be denied:

- 1) To allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located within the rear yard of the subject property in the (R-1L) Zone as the total combined size of all existing accessory buildings and structures on the property already exceeds the maximum total combined size of 850 square feet as per Section 4.1.2.b) of the Zoning & Development Bylaw based on existing lot size for the property. Total allowable combined size of all existing accessory buildings and structures for the subject property would therefore be 1,509 square feet.



December 2, 2025

**VIA EMAIL**

[mgrimmer@csmlaw.com](mailto:mgrimmer@csmlaw.com)

Attention: Maggie Grimmer  
 Carr Stevenson MacKay  
 65 Queen Street  
 Charlottetown, PE C1A 7L1  
 Lawyer for the Appellant

[planning@charlottetown.ca](mailto:planning@charlottetown.ca)

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

**RE:       Appeal #LA25024 – Nicholas Haddad v. City of Charlottetown**

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Nicholas Haddad against the November 12, 2025 decision of the [City of Charlottetown](#) to Deny the request for a major variance to PID 145805 for the establishment of a 20 foot by 20 foot addition to an existing accessory structure (garage) located within the rear yard of the subject property. A copy of the Notice of Appeal is attached. All parties involved will receive copies of submissions made by another party.

**Information for the Appellant**

The Commission has requested a copy of the file material from City of Charlottetown. A copy of the written material relevant to this appeal will be forwarded to you in a timely manner.

**Information for the Respondent**

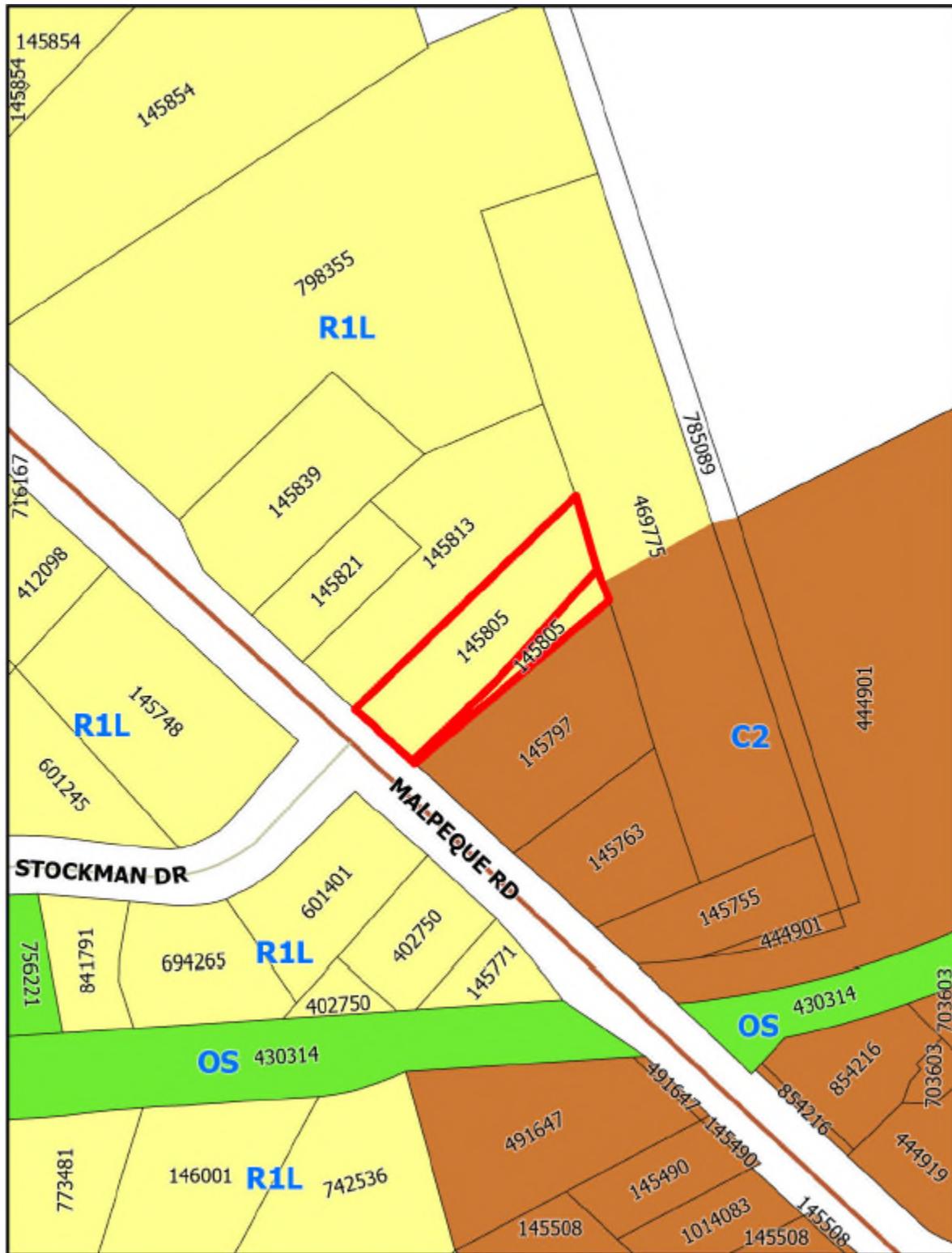
Please forward a copy of all information in your file with respect to the above-noted decision to the Commission by Tuesday, December 30, 2025. This information will be added to the Commission's file and will be distributed to the Appellant. On the same date, please file a written response to the Notice of Appeal. The City of Charlottetown may raise issues involving jurisdiction or preliminary matters in addition to a clear, but brief, response to the appeal.

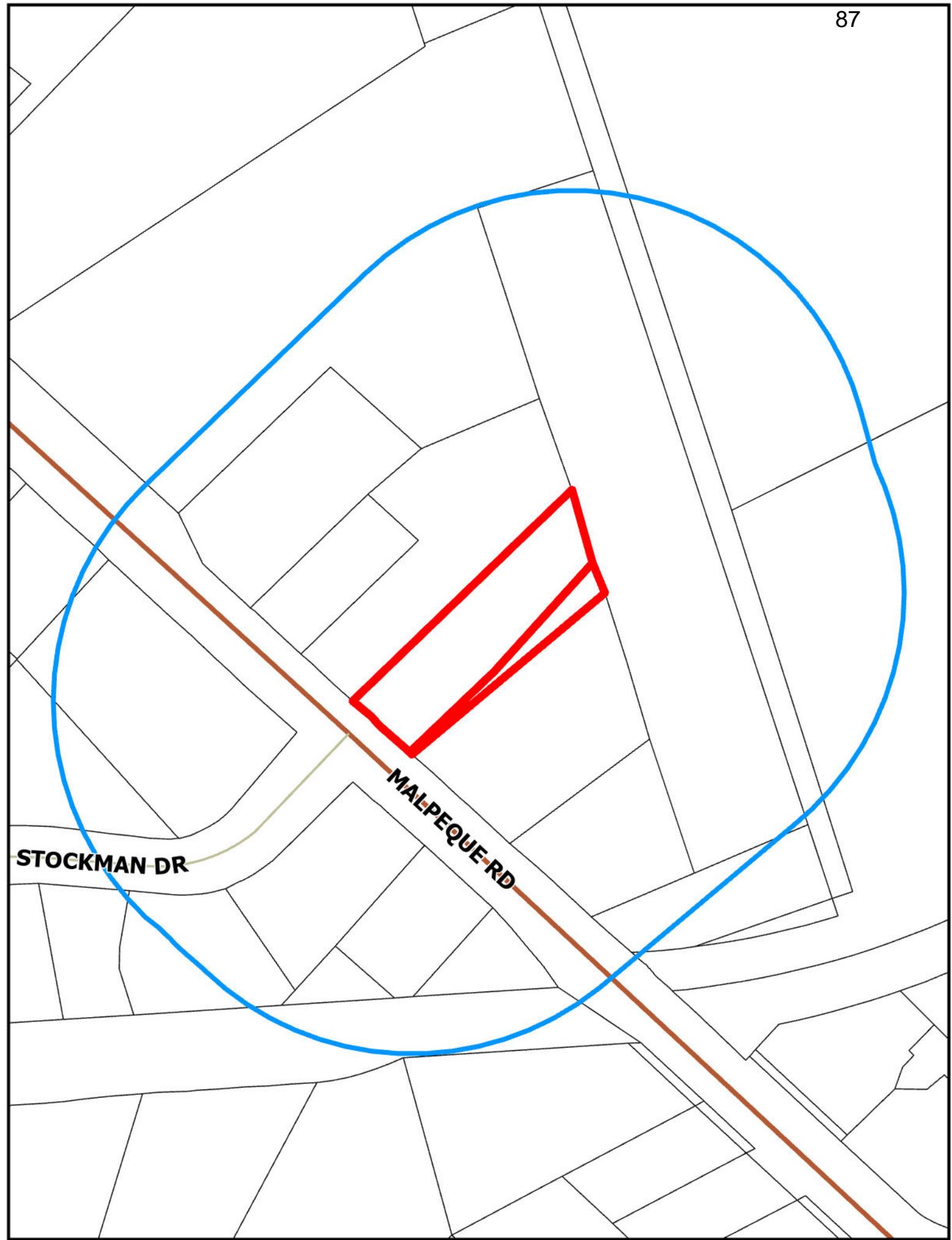
**IMPORTANT NOTE: Any questions or concerns can be directed to Michelle Walsh-Doucette by telephone at 902-892-3501 or email at [mwalshdoucette@irac.pe.ca](mailto:mwalshdoucette@irac.pe.ca).**

Michelle Walsh-Doucette  
 Commission Clerk

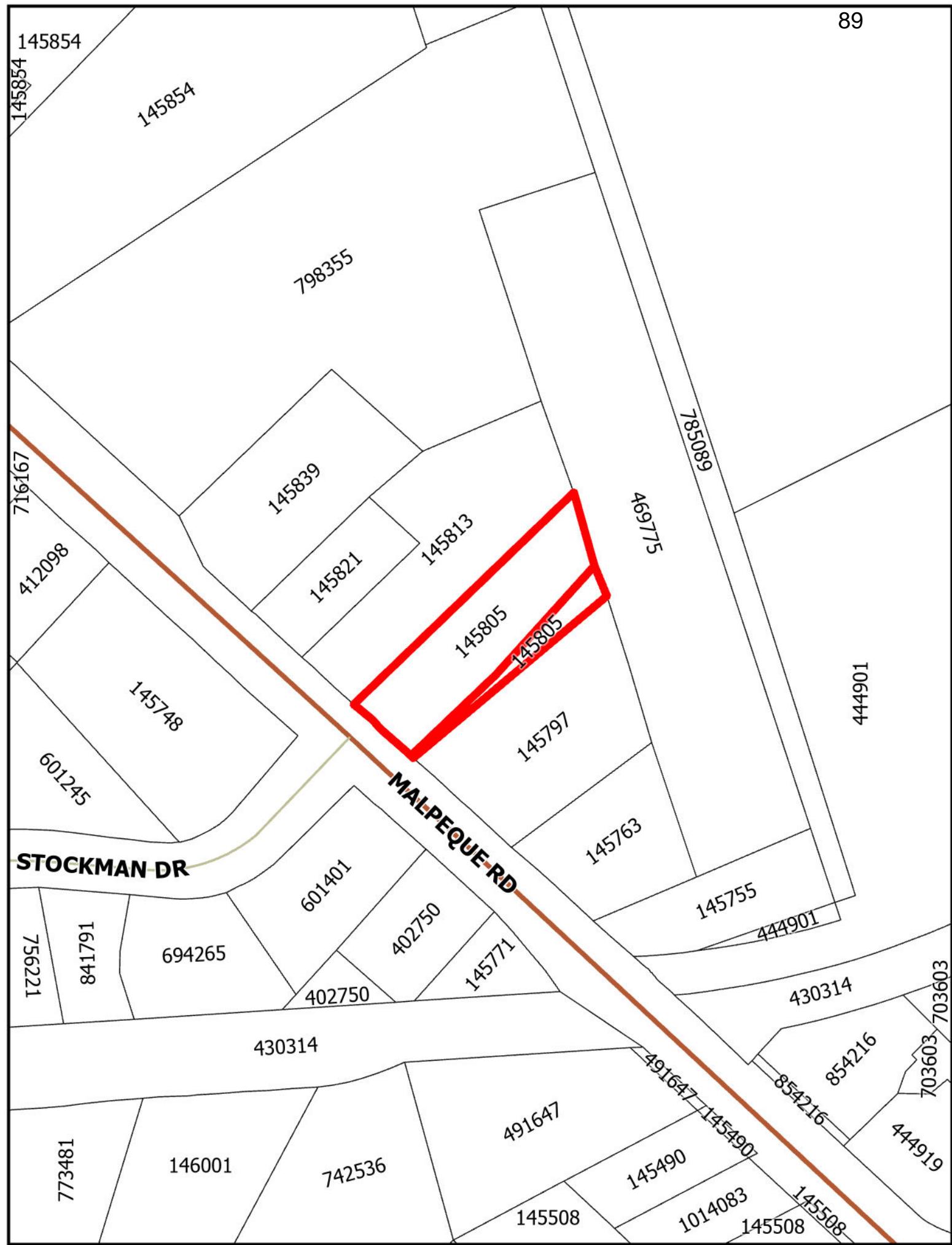
C. Melanie McKenna, Cox & Palmer  
 Enclosure

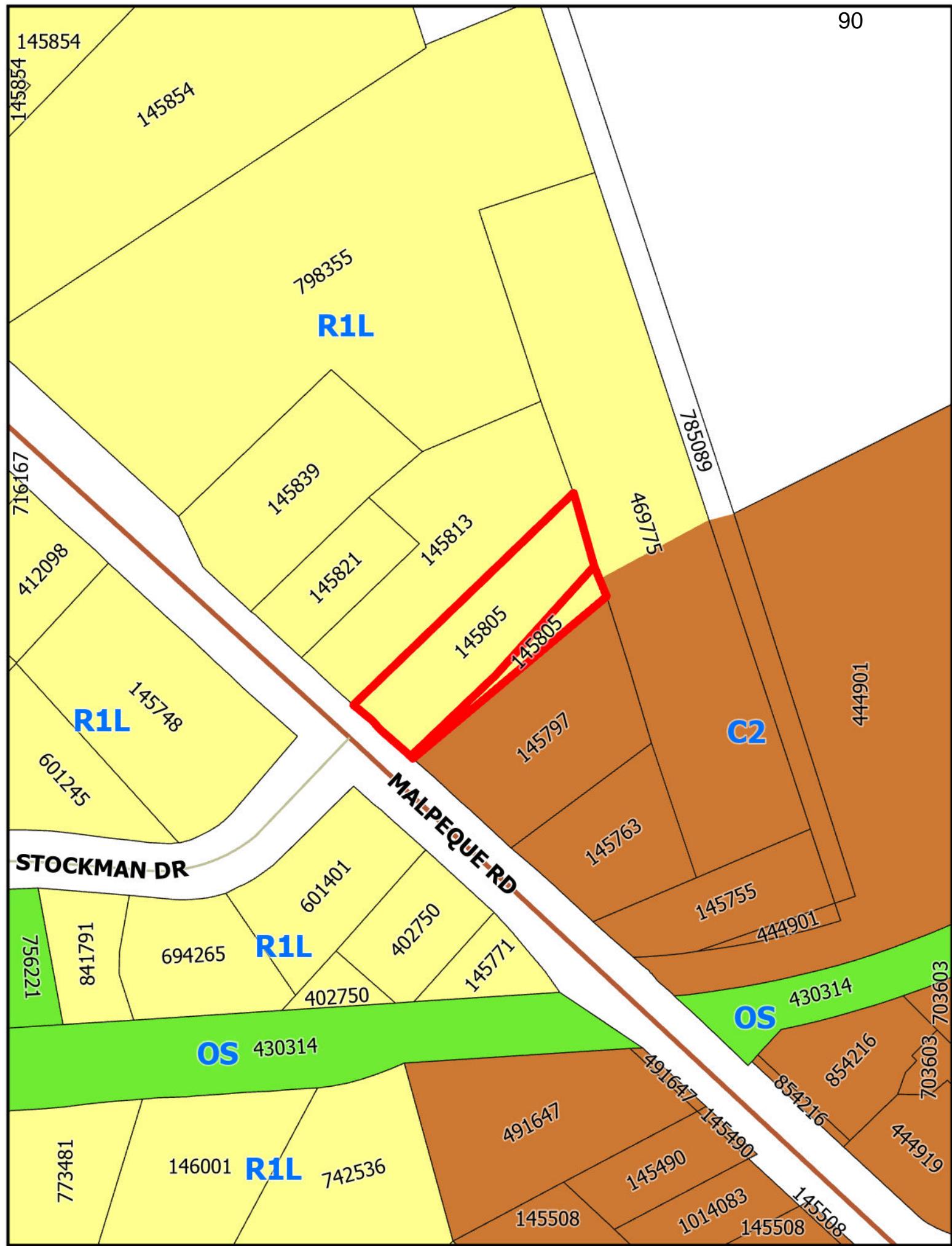
**Air Photo**

**Zoning Map**











## Catane, Ellen

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**From:** Dickie, Steven  
**Sent:** Wednesday, October 1, 2025 4:00 PM  
**To:** Kamal, Sonia  
**Cc:** Gundrum, David; Kitson, Melissa  
**Subject:** Re: 566 Malpeque Rd Major Variance Application

Hi Sonia,

These maps and circulation list have been placed in the specified folder.

Regards,  
Steve

**Steven Dickie**  
**GIS Specialist**  
**Infrastructure & Asset Management**

**City of Charlottetown**  
 PO Box 98, 199 Queen Street  
 Charlottetown, Prince Edward Island  
 Canada, C1A 7K2  
 Office: 902-629-4003

[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)




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**From:** Kamal, Sonia <skamal@charlottetown.ca>  
**Sent:** Friday, September 26, 2025 4:20 PM  
**To:** Dickie, Steven <sdickie@charlottetown.ca>  
**Cc:** Gundrum, David <dgundrum@charlottetown.ca>; Kitson, Melissa <mkitson@charlottetown.ca>  
**Subject:** RE: 566 Malpeque Rd Major Variance Application

Great, thanks for the update.

**Sonia Kamal, MPlan, BArch**  
 Planner II- Development

**City of Charlottetown**  
 70 Kent Street  
 Charlottetown, Prince Edward Island  
 Canada, C1A 1M9  
 Office: (902) 388- 5397

Email: [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)

Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronounce: She/Her



**From:** Dickie, Steven <[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)>

**Sent:** September 26, 2025 4:16 PM

**To:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>

**Cc:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>; Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>

**Subject:** Re: 566 Malpeque Rd Major Variance Application

I've submitted a ticket to the GIS Help Desk. I'm back in the office on Wednesday.

**Steven Dickie**  
**GIS Specialist**  
**Infrastructure & Asset Management**

**City of Charlottetown**

PO Box 98, 199 Queen Street  
 Charlottetown, Prince Edward Island  
 Canada, C1A 7K2  
 Office: 902-629-4003

[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)

[www.charlottetown.ca](http://www.charlottetown.ca)



**From:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>

**Sent:** Friday, September 26, 2025 2:45 PM

**To:** Dickie, Steven <[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)>

**Cc:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>; Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>

**Subject:** 566 Malpeque Rd Major Variance Application

Hi Steven,

We require the following mapping materials for the Major Variance application for 566 Malpeque Rd that is seeking to have an addition to the existing garage .

1. Air photo
2. 100-metre buffer map
3. 100-metre buffer list

4. Zoning map
5. Property map

Materials can be saved to:

G:\PROPERTIES\Malpeque Rd\Malpeque Rd 566\2025-9-25 (566 Malpeque Rd) Major Variance for 20' x 20' Addition to Existing Garage

Regards,

**Sonia Kamal, MPlan, BArch**

Planner II- Development

**City of Charlottetown**

70 Kent Street  
Charlottetown, Prince Edward Island  
Canada, C1A 1M9  
Office: (902) 388- 5397  
Email: [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)  
Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronounce: She/Her



## Catane, Ellen

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**From:** Gundrum, David  
**Sent:** Wednesday, October 29, 2025 11:38 AM  
**To:** Kamal, Sonia  
**Subject:** RE: Meeting regarding Variance with Nick

Thanks Sonia and sounds good, Nick reached out to me but I said I was out sick today so thanks for handling that for us and good to suggest him attending for his application, always do that if the applicant asks 😊

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

**City of Charlottetown**

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

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)




---

**From:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Sent:** Wednesday, October 29, 2025 9:55 AM  
**To:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Subject:** Meeting regarding Variance with Nick

Hi David,

Nick Haddad was here regarding his application for Malpeque Road. I informed him that we are supporting his application and encouraged him to attend the upcoming meeting. We've received a letter of opposition alleging that he operates his towing business from home.

Nick clarified that he has a separate business address but occasionally brings one of his trucks home due to emergency calls overnight. The Planning Board may ask him to address these concerns directly, so his presence will be important.

Regards,  
**Sonia Kamal, MPlan, BArch**  
 Planner II- Development

**City of Charlottetown**  
 70 Kent Street  
 Charlottetown, Prince Edward Island  
 Canada, C1A 1M9

Office: (902) 388- 5397

Email: [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)

Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronounce: She/Her



## Catane, Ellen

---

**From:** Kamal, Sonia  
**Sent:** Wednesday, October 29, 2025 9:17 AM  
**To:** Gundrum, David  
**Subject:** RE: New Variance Assigned - 566 Malpeque Road

Thanks David,

I probably have copied something from another report and forgot to remove it. Thanks for catching that!

Regards,  
**Sonia Kamal, MPlan, BArch**  
 Planner II- Development

**City of Charlottetown**  
 70 Kent Street  
 Charlottetown, Prince Edward Island  
 Canada, C1A 1M9  
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 Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronounce: She/Her




---

**From:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Sent:** October 29, 2025 8:16 AM  
**To:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Subject:** RE: New Variance Assigned - 566 Malpeque Road

Hi Sonia,

The report for 566 Malpeque is good to go now as well, only major change I made was to delete reference you had to **NOT RELEVANT** towards the end of the body of the report as there is no **NOT RELEVANT** proposed here.

I'll save a PDF copy across to the Agenda folder now.

Thanks for getting your reports in to me on time.

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

**City of Charlottetown**  
 Planning & Heritage Department

70 Kent Street  
 Charlottetown, Prince Edward Island  
 Canada, C1A 1M9  
 Cell: 902-393-5467

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)




---

**From:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Sent:** Tuesday, October 28, 2025 7:41 PM  
**To:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Subject:** RE: New Variance Assigned - 566 Malpeque Road

Hi David,

Please see the draft report here:

[G:\PROPERTIES\Malpeque Rd\Malpeque Rd 566\2025-9-25 \(566 Malpeque Rd\) Major Variance for 20' x 20' Addition to Existing Garage\2025-11-04 \(566 Malpeque Rd\) - Major Variance PB Report.docx](G:\PROPERTIES\Malpeque Rd\Malpeque Rd 566\2025-9-25 (566 Malpeque Rd) Major Variance for 20' x 20' Addition to Existing Garage\2025-11-04 (566 Malpeque Rd) - Major Variance PB Report.docx)

Regards,

**Sonia Kamal, MPlan, BArch**  
 Planner II- Development

**City of Charlottetown**  
 70 Kent Street  
 Charlottetown, Prince Edward Island  
 Canada, C1A 1M9  
 Office: (902) 388- 5397  
 Email: [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)  
 Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronounce: She/Her




---

**From:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Sent:** September 26, 2025 12:02 PM  
**To:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Cc:** Kitson, Melissa <[mkitsion@charlottetown.ca](mailto:mkitsion@charlottetown.ca)>  
**Subject:** RE: New Variance Assigned - 566 Malpeque Road

Thanks David,

Will do.

Regards,

**Sonia Kamal, MPlan, BArch**

Planner II- Development

**City of Charlottetown**

70 Kent Street

Charlottetown, Prince Edward Island

Canada, C1A 1M9

Office: (902) 388- 5397

Email: [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)

Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronounce: She/Her



**From:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>

**Sent:** September 26, 2025 11:58 AM

**To:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>

**Cc:** Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>

**Subject:** New Variance Assigned - 566 Malpeque Road

Hi Sonia,

The file for a new Major Variance request at 566 Malpeque Road has now been created with the file set up in the Drive folder at the following location:

[G:\PROPERTIES\Malpeque Rd\Malpeque Rd 566\2025-9-25 \(566 Malpeque Rd\) Major Variance for 20' x 20' Addition to Existing Garage](G:\PROPERTIES\Malpeque Rd\Malpeque Rd 566\2025-9-25 (566 Malpeque Rd) Major Variance for 20' x 20' Addition to Existing Garage)

I have updated the Development Tracking sheet (attached) with a target date of bringing this application to Planning Board at their meeting on Tuesday, November 4<sup>th</sup>.

Please make the necessary request for GIS materials and start drafting the 100-metre circulation letter when you can so I can review when ready.

I will send a calendar invite now to have the 100-metre letter mailed out on Monday, October 6<sup>th</sup> which means circulation period would end on Monday, October 20<sup>th</sup>.

This should give adequate buffer for consolidating any comments that come in for the future report as the Agenda Package will have to be published on or before Friday, October 31<sup>st</sup> for the November meeting.

Paper file is on your desk.

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

**City of Charlottetown**

Planning & Heritage Department

70 Kent Street

Charlottetown, Prince Edward Island

Canada, C1A 1M9

Cell: 902-393-5467

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)

[www.charlottetown.ca](http://www.charlottetown.ca)



**Catane, Ellen**

---

**From:** NOT RELEVANT  
**Sent:** Wednesday, October 22, 2025 6:19 PM  
**To:** Kamal, Sonia  
**Subject:** Rezoning Property 566 Malpaque Road

You don't often get email from NOT RELEVANT [Learn why this is important](#)

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

We are owners of the property located very near this address. The property in question is zoned R-1L however a towing business with at least three tow trucks is presently being operated from that location. There are several buildings on that lot. The concern that we have is that an addition of a 20' X 20' to the existing structure could certainly accomodate an increase the buisness being operated from this location. This would certainly increase disruption in an already conjetsted R1L zone. There have also been issues with the burning of garbage on the property and an increase in business may also increase the buring issue.

NOT RELEVANT

## Catane, Ellen

---

**From:** Gundrum, David  
**Sent:** Monday, November 24, 2025 4:43 PM  
**To:** Nick Haddad  
**Subject:** RE: Please update my file  
**Attachments:** 2025-11-12 (566 Malpeque Rd) - Council Resolution.pdf

Hi Nick,

Attached is the signed Council Resolution from the November 12<sup>th</sup> meeting where Council voted to deny the variance by a vote of 5 to 2.

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

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

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)




---

**From:** Nick Haddad <nickhaddad53@gmail.com>  
**Sent:** Monday, November 24, 2025 1:13 PM  
**To:** Gundrum, David <dgundrum@charlottetown.ca>  
**Subject:** Re: Please update my file

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

Hey good day can u send me the approval from city planning to give to my lawyer

On Fri, Nov 14, 2025 at 1:39 PM Nick Haddad <[nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com)> wrote:

Thank you

On Fri, Nov 14, 2025 at 1:18 PM Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)> wrote:

Thanks for the copy Nick, confirming as received.

I'll update the Variance file in regard.

---

**David Gundrum, RPP, MCIP**

**Manager of Development Planning**

**City of Charlottetown**

Planning & Heritage Department

[70 Kent Street](https://www.charlottetown.ca/70-Kent-Street)

[Charlottetown, Prince Edward Island](https://www.charlottetown.ca/70-Kent-Street)

[Canada, C1A 1M9](https://www.charlottetown.ca/70-Kent-Street)

Cell: 902-393-5467

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)

[www.charlottetown.ca](https://www.charlottetown.ca)



---

**From:** Nick Haddad <[nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com)>  
**Sent:** Friday, November 14, 2025 1:04 PM  
**To:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Subject:** Please update my file

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

8:50 



*Province  
Prince Edward Island*

**Annual Return Filing Statement 2025**

3:28 

Transportation  
Infrastructure  
and Energy

Highway Safety

**PROVINCE OF PRINCE EDWARD**  
**NOTICE OF IMPOUNDMENT**  
*(Section 255.3 of the Highway Tra*

NAME ..... *KARAMVIK*

(First)

ADDRESS *14 Karla Crt, Apt 6*

(Last)

(Municipality)

DRIVER INFO *341 262*

*PE*

(Prov)

VEHICLE INFO *878 AAG 2013*

(License No.)

(Plate No.)

(Year)

*HYUNDAI 5NPE*

(Make)

OWNER INFO *KARAMVIK*

*San*

(Name)

LOCATION *Cornwall, PE*

**NOTICE OF IMPOUNDMENT**

*(Section 255.3 of the Highway Tra*

This is official notification that the above-noted motor vehicle is being impounded under t



# CITY OF CHARLOTTETOWN RESOLUTION OF COUNCIL

2025-COCR-0221

Planning & Heritage  
#2

**MOTION CARRIED**

**MOTION LOST**

Moved by Deputy Mayor

Seconded by Councillor

Date: November 12, 2025

Alanna Jankov

Julie McCabe

**RESOLVED:**

**That the following Major Variance for the subject property identified as 566 Malpeque Road (PID# 145805) be approved:**

**To allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located within the rear yard of the subject property in the (R-1L) Zone as the total combined size of all existing accessory buildings and structures on the property already exceeds the maximum total combined size of 850 square feet as per Section 4.1.2.b) of the Zoning & Development Bylaw based on existing lot size for the property. Total allowable combined size of all existing accessory buildings and structures for the subject property would therefore be 1,509 square feet.**

## **Catane, Ellen**

---

**From:** Gundrum, David  
**Sent:** Friday, September 19, 2025 1:46 PM  
**To:** Nick Haddad  
**Subject:** RE: Hello  
**Attachments:** Site Plan.pdf; Building Plan.pdf; 6\_Variance Application\_11\_04\_2020\_fillable.pdf; 4 GENERAL PROVISIONS FOR BUILDINGS AND STRUCTURES.pdf

Hi Nick,

Attached is copy of the variance application form that would need to be submitted to the City along with payment of \$400 to make the application.

If nothing is changing from the Permit that was previously applied for in March for the garage addition, then we can re-use those plans as attached to this message for the purpose of the variance – if anything is changing from the original Permit submission in terms of size or scale of the proposed addition, then we would need updated plans to illustrate that.

The variance would be needed in order to seek relief from Section 4.1.2.b) of the Zoning Bylaw whereby the maximum total footprint of any/all accessory buildings on the property cannot exceed 850 square feet.

When ready, the application can be submitted to our admin Melissa Kitson at the following contact:

**Melissa Kitson**  
**Intake Officer/Administrative Assistant**

**City of Charlottetown**  
 Planning & Heritage Department  
 70 Kent Street, Suite 100  
 Charlottetown, Prince Edward Island  
 Canada, C1A 1M9  
 Office: 902-629-4158  
 Fax: 902-629-4156  
[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

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

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)



---

**From:** Nick Haddad <nickhaddad53@gmail.com>  
**Sent:** Friday, September 19, 2025 1:24 PM  
**To:** Gundrum, David <dgundrum@charlottetown.ca>  
**Subject:** Re: Hello

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

Yes thank you that would be great. Seems like my neighbours on either side can do whatever they want with no issues. Example build a 3 story apartment building.

On Fri, Sep 19, 2025 at 1:13 PM Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)> wrote:

Hi Nick,

Based on Ira's comments, if you are intending to increase the size of one of the accessory buildings on the property (i.e. not the house), then you would have to apply for a variance to zoning in order to make that happen.

It is a matter that would be considered by Planning Board and then voted on by City Council.

Please let me know if you would like more information on the process and I can forward along.

---

**David Gundrum, RPP, MCIP**

**Manager of Development Planning**

**City of Charlottetown**

Planning & Heritage Department

[70 Kent Street](http://70kentstreet.com)

[Charlottetown, Prince Edward Island](http://charlottetown.ca)

[Canada, C1A 1M9](#)

Cell: 902-393-5467

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)

[www.charlottetown.ca](http://www.charlottetown.ca)




---

**From:** Nick Haddad <[nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com)>  
**Sent:** Friday, September 19, 2025 12:52 PM  
**To:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Subject:** Re: Hello

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

Hey thanks for the quid response. I wanted to leave the house the same but make the existing building bigger. Is there anything we can do. Like rezone maybe ? Sorry I'm knew to this so I have no idea.

On Fri, Sep 19, 2025 at 12:40 PM Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)> wrote:

Hi Nick,

I looked up the Permit we have on file for [566 Malpeque Road](#) and it appears that it was denied back on April 23<sup>rd</sup>, just quoting from the message that our Development staff member Ira Birt sent at the time as follows:

*“[566 Malpeque Rd](#), PID 145805, is zoned R-1L, Single Detached Residential with a lot area of .5 acres. As such, the maximum aggregate area of accessory buildings is 850 sq. ft. as per 4.1.2 of the Charlottetown Zoning and Development Bylaw. The existing accessory buildings have an area in excess of this, so no further expansion may be permitted. The application is denied.”*

If you are proposing something different, an extension to the main house on the lot, then that is a possibility and would require it's own Permit for submission to the City.

Please advise and we can provide more information from there.

---

**David Gundrum, RPP, MCIP**

**Manager of Development Planning**

**City of Charlottetown**

Planning & Heritage Department

70 Kent Street

Charlottetown, Prince Edward Island

Canada, C1A 1M9

Cell: 902-393-5467

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)

[www.charlottetown.ca](http://www.charlottetown.ca)



---

**From:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>

**Sent:** Friday, September 19, 2025 12:20 PM

**To:** Nick Haddad <[nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com)>; Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>

**Cc:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>

**Subject:** RE: Hello

Ok perfect thanks for that Nick, I found the application and its 084-BLD-25

I will be copying our manager David Gundrum on this and he can give some better direction.

Possibly not today but next week for sure.

Hope this helps,

Thanks,

Dave when you have a few minutes, please advise next steps.

Thanks all,

**Jason Doucette**

**Intake Officer/Admin Assistant**

**City of Charlottetown**

PO Box [98, 70 Kent Street](#)

[Charlottetown, Prince Edward Island](#)

[Canada, C1A 7K2](#)

[Office: 782-377-4722](#)

Email: [jadoucette@charlottetown.ca](mailto:jadoucette@charlottetown.ca)

Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronouns: He/Him



---

**From:** Nick Haddad <[nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com)>  
**Sent:** Friday, September 19, 2025 11:58 AM  
**To:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>  
**Subject:** Re: Hello

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

[566 Malpeque rd](#) just looking to add 10-15 ft on existing building on the front. I don't know why it's a big deal. My neighbour put up a big 18 unit apartment on the property

On Fri, Sep 19, 2025 at 11:29 AM Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)> wrote:

Ok thanks for that, If you could provide some background and an address of the application and what question is being posed, I can get staff to provide some clarity.

Thanks,

**Jason Doucette**

**Intake Officer/Admin Assistant**

**City of Charlottetown**

PO Box 98, 70 Kent Street

Charlottetown, Prince Edward Island

Canada, C1A 7K2

Office: 782-377-4722

Email: [jadouce@charlottetown.ca](mailto:jadouce@charlottetown.ca)

Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronouns: He/Him



---

**From:** Nick Haddad <[nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com)>  
**Sent:** Friday, September 19, 2025 11:24 AM  
**To:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>  
**Subject:** Re: Hello

You don't often get email from [nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com). Learn why this is important

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

It's inside city limits

On Fri, Sep 19, 2025 at 11:17 AM Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)> wrote:

Hi there,

I don't recognize that permit number as a city issued application, was this for a property inside the city limits or outside?

Thanks,

**Jason Doucette**

**Intake Officer/Admin Assistant**

**City of Charlottetown**

PO Box [98, 70 Kent Street](#)

[Charlottetown, Prince Edward Island](#)

[Canada, C1A 7K2](#)

[Office: 782-377-4722](#)

Email: [jadoucette@charlottetown.ca](mailto:jadoucette@charlottetown.ca)

Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronouns: He/Him



---

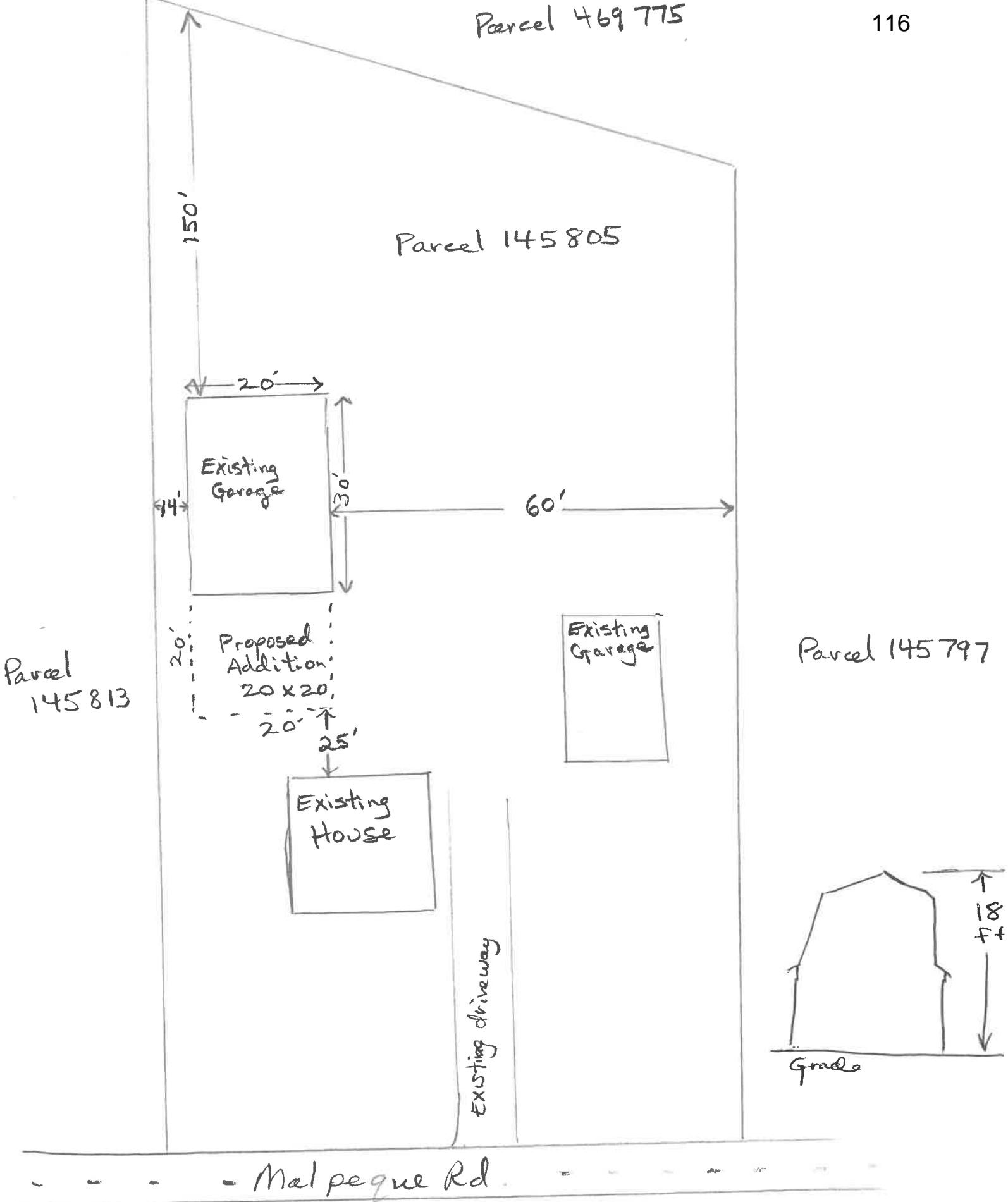
**From:** Nick Haddad <[nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com)>  
**Sent:** Friday, September 19, 2025 11:06 AM  
**To:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>  
**Subject:** Hello

You don't often get email from [nickhaddad53@gmail.com](mailto:nickhaddad53@gmail.com). [Learn why this is important](#)

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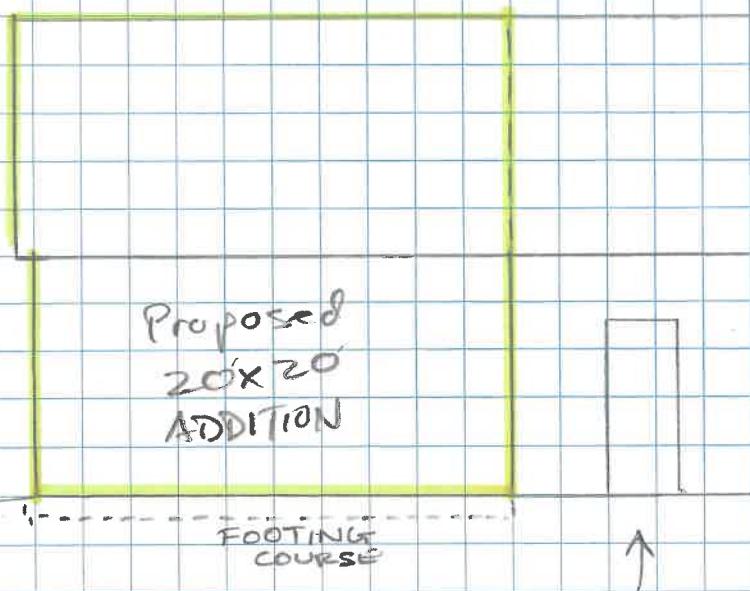
## Permit

1B2AUS has been denied. Saying already have too many square foot. I tried reasoning with willing to take down two existing buildings. But still no. I currently own 32 containers some at bj truck some on cobirt st and some on Clyde river rd and some at my shop on Day ave. Someone was saying for me to just stick a few at my place because they are considered temporary? I also have wheel kits for the containers.



# PLANNING

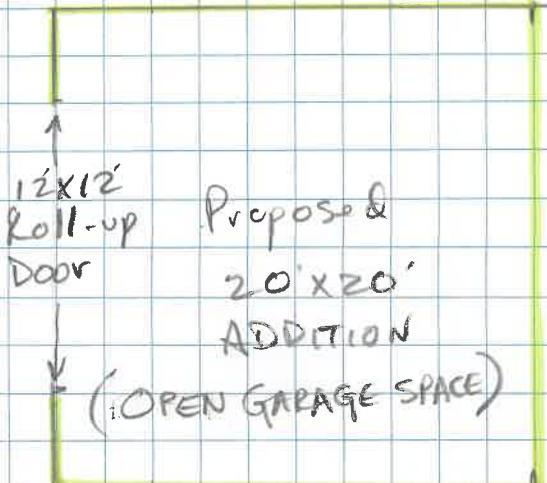
Rec'd 4/22/05 Int. MK



EXISTING GARAGE

EAST SIDE ELEVATION

FLOOR PLAN



EXISTING GARAGE

## PLANNING

Rec'd 4/22/25 Int MK

Garage addition proposal for :

Owner :

Nicholas Haddad  
566 Malpeque Road

Contractor :

Country Lane Construction  
93 48 Road, Mt. Albion PE  
C1B 3J9  
(902) 394-6792

Project : 20x20 addition/extension to the front of existing gambrel-roof garage.

Addition/extension will have the same gambrel roof, built with trusses.

Vertical walls will be 2x6 on 16" centres.

Exterior walls & roof to be clad in metal, same as existing.

Slab-on-grade cement floor with standard cement footings.

No electrical or plumbing required in the addition.

Present electrical supply to the garage is underground.

## 4 GENERAL PROVISIONS FOR BUILDINGS AND STRUCTURES

### 4.1 ACCESSORY BUILDINGS

4.1.1 No Accessory Building shall be used for human habitation except as otherwise permitted in this by-law.

4.1.2 The following regulations apply to Accessory Buildings on residential properties with less than four (4) Dwelling Units:

Lot Area	# of Accessory Buildings permitted	Total Building Footprint (maximum)	Height (maximum)
a. 0 to 0.499 Acres (0 to 21,779sq ft)	Two	10% of the Lot Area, up to a maximum of 69.68sq m (750sq ft)	5.3m (17.5ft)
b. 0.5 to 0.99 Acres (21,780sq ft to 43,559sq ft)	Two	78.97sq m (850sq ft)	6.1m (20ft)
c. 1 Acre or more (43,560sq ft or more)	Three	111.48sq m (1,200sq ft); however, no Accessory Building shall exceed 78.97sq m (850sq ft)	6.1m (20ft)

d. Minimum distance to the Side and Rear Lot Line: 1.2 m (3.9 ft) measured to the wall of the Accessory Building.

e. Minimum separation distance between Accessory Buildings, or between an Accessory Building and the main Building: 1.2 m (3.9 ft) measured to any projections, eaves, Decks, etc.

f. Accessory Buildings are prohibited from containing a basement or any below grade construction.

4.1.3 An Accessory Building may be Erected on any other property, but the following requirements shall apply:

- Maximum Gross Floor Area: 10% of Lot Area, up to a maximum of 600 sq m (6458.4 sq ft) and the Accessory Building shall not be larger than the main Building on the Lot. Where more than one main Building on a Lot is permitted in the Zone, a larger Accessory Building may be permitted subject to the regulations of the Zone.
- Location: Rear Yard or Side Yard, provided that the Accessory Building is located no closer to the Front Lot Line than the main Building, and on a Corner Lot is no closer than the Flankage Yard minimum Setback requirement.
- Distance to the Side and Rear Lot Line (minimum): 1.2 m (3.9 ft) measured to the wall of the Accessory Building.
- Building Height (maximum): 6.1 m (20 ft)

e. Separation distance between Accessory Buildings, or between an Accessory Building and the main Building (minimum): 2.4 m (8 ft) to any projection, eave, Deck, etc.

4.1.4 Additional requirements for Accessory Buildings are as follows:

- a. A shared Accessory Building may be centered on the mutual Lot Line if constructed as one Building;
- b. A boat house and/or boat dock may be built to the water's edge, subject to the regulations of the provincial *Environmental Protection Act*; and
- c. A toll booth or security booth may be Erected at the entrance of a Parking Lot.

## 4.2 DECKS AND OTHER PROJECTIONS INTO YARDS

4.2.1 A Yard shall be open and unobstructed by any Structure, except for Accessory Buildings, from the ground to the sky.

4.2.2 Projecting Structures as listed in the following table shall be permitted to project from a main Building into the required Yard for the specified distance, as indicated:

Structure	Yard in which projection is permitted	Maximum projection into Yard	Minimum distance from Lot Line
a. Canopy, Awning	Front Yard Rear Yard Flankage Yard	1.0 m (3.3 ft)	0.3 m (1.0 ft)
b. Cornice, eave, gutter, chimney, pilaster, and footing	All Yards	0.6 m (2.0 ft)	0.3 m (1.0 ft)
c. Balcony	Side Yard Flankage Yard Rear Yard	1.2 m (3.9 ft)	1.0 m (3.3 ft)
d. Bay window	All Yards	0.6 m (2.0 ft)	1.0 m (3.3 ft)
e. Ramp	All Yards	1.83 m (6 ft)	1.0 m (3.3 ft)
f. Exterior staircase (landing and stairs connecting to the First Storey)	All Yards	1.83m (6 ft)	6.0 m (19.7 ft) from the Front Lot Line and Flankage Lot Line; 1.2 m (3.9 ft) from the Side or Rear Lot Line
g. Exterior staircase (fire escape and any stairs extending beyond the First Storey)	Side Yard Rear Yard	1.2 m (3.9 ft)	1.2 m (3.9 ft)
h. Deck	Rear Yard Flankage Yard	Same as minimum Side Yard for the Building,	

0.3 m (1.0 ft) or more above Grade	Side Yard	except in R-1L R-1S, R-1N, R-2 and R-2S Zones where the Setback is 4.6 m (15.1 ft) from the Rear Lot Line	
i. Deck at Grade or less than 0.3 m (1.0 ft)	Rear Yard Flankage Yard Side Yard	1.0 m (3.3 ft)	
j. Deck at Grade or less than 0.3 m (1.0 ft)	Front Yard	1.83m (6 ft)	2.0 m (6.6 ft)
k. Porch	Front Yard Flankage Yard Rear Yard	1.5 m (4.9 ft)	1.0 m (3.3 ft)

4.2.3 The Projecting Structures Table above applies to projections in any Zone, unless otherwise specified in the regulations for the Zone.

### 4.3 SWIMMING POOLS

4.3.1 A Swimming Pool maybe Erected or placed in a Side Yard or Rear Yard provided that the pool is not less than 1.83 m (6.0 ft) from the nearest Lot Line.

4.3.2 A Swimming Pool shall be completely surrounded with a Fence or Structure that is:

- Not less than 1.83 m (6.0 ft) in Height; and
- A type that would impede unauthorized passage either through, under, or over the Fence to the pool area.

4.3.3 Water and Sewer services shall be in accordance with the *PEI Municipal Water and Sewerage Utility General Rules and Regulations*.

4.3.4 A temporary inflatable Swimming Pool is exempt from these requirements.

### 4.4 FENCES

4.4.1 Notwithstanding any other provision of this by-law a Fence may be placed or located in a Yard.

4.4.2 The maximum Height for a Fence in any Zone is 2.5 m (8.2 ft), and in the Front or Flankage Yard the Height of the Fence shall not exceed:

- 1.0 m (3.3 ft) in the 500 Lot Area (excluding the Port Zone);
- 2.50 m (8.2 ft) in Employment/Industrial Zones; and
- 1.83 m (6.0 ft) in any other Zone.

4.4.3 Except for an active farm, no Fence may be electrified or incorporate barbed wire or other dangerous material in its construction.

## 4.5 SATELLITE DISHES

- 4.5.1 A Satellite dish larger than 61 cm (24 in.) in diameter shall not be permitted on a street-facing portion of a Building or Structure
- 4.5.2 No more than one (1) Satellite dish may be placed on the Street-facing portion of a Building or Structure.

## 4.6 NON-CONFORMING BUILDINGS

- 4.6.1 Where a Building has been Erected on or before the effective date of this by-law, on a Lot having less than the minimum Lot Frontage or Lot Area , or having less than the minimum Setback required by this by-law, the Building may be repaired or renovated provided that:
  - a. The repair or renovation does not further reduce the existing Setback that does not conform to this by-law, and in the case of a Demolition, a new Building is constructed within two (2) years; and
  - b. All other applicable provisions of this by-law are satisfied.
- 4.6.2 A Building or Structure shall be deemed to be existing on the effective date of this by-law if:
  - a. It was lawfully constructed or under construction on that date; or
  - b. The Building Permit for its construction was in force and effect on that date, but this clause shall not apply unless the construction commenced within twelve (12) months after the date of issue of the Permit and is completed in accordance with the Permit in a reasonable time.
- 4.6.3 If a Building that is non-conforming under the provisions of this by-law is destroyed by a fire, or is otherwise damaged by fire to an extent of 75% or more of the assessed value of the property, it shall not be rebuilt or repaired unless:
  - a. It is rebuilt or repaired in conformity with the permitted land uses of this by-law;
  - b. An applicant who loses a Building through fire or demolition can apply to seek a variance to reinstate the property as it existed prior to its removal.
  - c. The rebuilding or repair is in conformity with other requirements of this by-law insofar as is reasonable and feasible; and
  - d. The rebuilding or repair commences within six (6) months of the date of the said destruction or damage.

## 4.7 BUILDING HEIGHT

- 4.7.1 The maximum Height of a Building may be increased, to accommodate a Structure housing mechanical equipment on a roof if:
  - a. The Height of the Structure does not exceed 3 m (9.8 ft) in Height above the Height permitted in the applicable Zone; and
  - b. The Structure is set back from the edge of the roof by 3 m (9.8 ft) as determined by a projections upwards of the walls.

## 4.8 SETBACK EXEMPTIONS

- 4.8.1 No person shall Erect a Building or Structure on a Lot and have any part of the Building or Structure closer to the Front Lot Line than the minimum Front Yard Setback which is established for the Zone in which it is located, unless the proposed Building is to be located between existing Buildings on adjoining Lots on the same Block and side of the Street, and the adjacent Buildings have a reduced Front Yard Setback, in which case the minimum Front Yard Setback for the proposed Building shall be that which aligns with the front walls of the adjacent Buildings.
- 4.8.2 When the main entrance of a proposed Building is to be oriented towards the Flankage Yard, then the Rear Yard and Side Yard setbacks may be interchanged.

## 4.9 STREET ORIENTATION

- 4.9.1 Residential Buildings shall be oriented toward the street with front doors and windows facing the street.
- 4.9.2 All Buildings will be generally aligned with the Street.

## 4.10 SIGHT TRIANGLE ON CORNER LOTS

- 4.10.1 Notwithstanding any other provisions of this by-law, no Building or Structure shall be Erected on a Corner Lot within 6 m (19.7 ft) of the triangular space included between Street Lot Lines.
- 4.10.2 No Structures or vegetation shall be placed, erected, planted or maintained at a Height over 1.0 m (3.3 ft) on a Corner Lot where it may obstruct the view from a vehicle within 6 m (19.7 ft) of the point of intersection of the Street Lot Lines.

## 4.11 TEMPORARY STRUCTURES

- 4.11.1 A Building Permit may be issued for a temporary Structure when:
  - a. A Building or Structure is accessory to construction in progress, such as a work or construction camp, Modular Dwelling, sales or rental Office, tool or maintenance shed and scaffold.
  - b. For a Greenhouse or other seasonal Structure or Building in any Zone where it would not be permitted by this by-law for up to six (6) months.

## 4.12 ONE MAIN BUILDING ON A LOT

- 4.12.1 There shall be only one (1) main Building on a Lot within the R-1L, R-1S, R-1N, R-2 and R-2S Zones.
- 4.12.2 A Building shall not be constructed or placed over any Lot boundary, regardless of whether the Lots are owned by the same Owner, except as otherwise permitted in this by-law.
- 4.12.3 Where more than one main Building is permitted on a Lot, the minimum distance between Buildings shall be 6.0 m (19.7 ft).

## 4.13 GROUPED DWELLINGS

- 4.13.1 Grouped Dwellings are permitted on a Lot in Residential and Mixed-Use Zones, except for R-1L, R-1S, R-1N and MH, but such a grouping shall not include Single-detached Dwellings.
- 4.13.2 The City may require a Development Agreement between the Owner and the City which shall be registered on title.
- 4.13.3 The minimum distance between Buildings on any Lot containing Grouped Dwellings shall be 6.0 m (19.7 ft).
- 4.13.4 The minimum Lot Area on which Grouped Dwellings may be located shall be 0.4 hectare (1.0 acre).
- 4.13.5 The minimum standards of a Zone shall apply to any Lot on which Grouped Dwellings are located, but the minimum Lot Frontage requirement shall only apply as if one Building is being located on the Lot.

## 4.14 ATTACHED DWELLINGS

- 4.14.1 Attached Dwellings including Semi-detached, Townhouse, Block Townhouse and Stacked Townhouse Dwellings, must adhere to the following regulations:
  - a. A separate connection to Municipal Services shall be provided for each Dwelling Unit in accordance with the *P.E.I. Municipal Water and Sewerage Utilities Rules and Regulations*.
  - b. Each Dwelling Unit shall have a separate electrical service, except where sustainable Development initiatives are being utilized such as the use of a shared Windmill, ground source heat exchange system, and/or other alternative renewable energy resource.
  - c. Each Dwelling Unit shall have a separate heating device, except where sustainable Development initiatives are being utilized such as the use of a shared Windmill, ground source heat exchange system, and/or other alternative renewable energy resource.
  - d. Each Dwelling Unit shall have separate parking or access to a common Parking Lot.

## 4.15 UNDERGROUND WALKWAYS AND PEDWAYS

- 4.15.1 Pedestrian Pedways or tunnels that pass over or under streets are prohibited in the 500 Lot Area.
- 4.15.2 An application for an underground walkway or overhead pedways which requires an encroachment on a public Right-of-way requires:
  - a. Process for review consistent with the process for an Amendment to this by-law;
  - b. An encroachment agreement shall be signed between the registered Owner(s) of the property and the City.
  - c. A copy of the agreement shall be filed by the City in the Office of the Registrar of Deeds for the County of Queens in accordance with the provisions of the *Registry Act R.S.P.E.I. 1988*, Cap. R-10, and any amendments thereto, and thereupon these obligations shall be binding

upon the Owner and any subsequent Owners until discharged by the agreement itself, or by the City;

d. The City shall reserve the right to charge an annual fee on an encroachment of a walkway over or under its Street.

## 4.16 FUEL-BURNING BUILDINGS

4.16.1 The use of fuel burning equipment in the City shall be regulated by the *Environmental Protection Act R.S.P.E.I. 1988, Cap. E-9* and the *Environmental Protection Act R.S.P.E.I. 1988, Cap. E-9 Air Quality Regulations (No. EC377/92)*.

4.16.2 Stand-alone biomass heating plants with less than 1 mw (megawatt) in net capacity are permitted on Employment/Industrial and Institutional properties with a minimum Lot Area of 1.5 acres, subject to all other provisions of this by-law being satisfied.

## 4.17 WINDMILL TOWERS

4.17.1 Windmills may only be permitted in the Employment/Industrial and Institutional Zones and the following additional requirements shall apply:

- a. Windmills shall only be permitted on Lots having a minimum dimensions three (3) times the Height of the Windmill;
- b. Windmill Height shall not exceed a total Height of 75 ft in any Zone;
- c. All other Setback requirements shall be measured from Lot Lines to the center of the base of the Windmill and from Buildings occupied by people to the center base of the Windmill;
- d. The Setback for Windmills shall be 1.2 times the Height of the Windmill from any property boundary or Building occupied by people on the subject Lot and 2 times the Height of the Windmill from any Building occupied by people on an adjoining Lot;
- e. Guy wires and anchors for the Windmill shall not be located closer than one-quarter (1/4) of the Height of the Windmill to any Lot Line.
- f. There shall be a limit of one (1) Windmill per Lot.
- g. Roof-mounted Windmills shall not be permitted.

4.17.2 A Development Permit application for the Erection of a Windmill shall be accompanied by the following:

- a. A site plan accurately drawn to scale and certified by a surveyor that shows:
  - i. The proposed location of the Windmill and the location of other Structures or Buildings;
  - ii. The location and proximity of all Structures, Buildings, Utility Services on site and on adjoining properties within a radius equal to three (3) times the proposed Windmill Height;

- b. Certification by a registered professional engineer or the manufacturer's certification along with drawings and specifications verifying the dimensions and sizes of the various structural components of the Windmill's construction and design data which indicates the basis of design; and,
- c. Certified sound level values for the proposed Windmill.

4.17.3 One (1) Windmill may be considered in a Residential Zone as a sustainable Development initiative aimed to power a single subdivision. Such an application shall also first require that the procedures for a Minor Variances as specified in this by-law be followed and the applicant shall be required to enter into a Development Agreement upon terms and conditions acceptable to the City.

4.17.4 Prior to receiving a Development Permit to erect a Windmill the applicant shall receive approval from Transport Canada and comply with any Federal or Provincial Regulations pursuant to the *Aeronautics Act*.

4.17.5 A Windmill will be considered abandoned if not operated for a period of two (2) years or if it is deemed a safety hazard. Once a Windmill is deemed abandoned or a safety hazard, it shall be considered an offence of this by-law.

4.17.6 Climbing access to the Windmill shall be limited either by:

- a. The installation of a Fence of not less than 1.8 m (5.9 ft) in Height with a locked gate around the Windmill base; or
- b. By limiting Windmill climbing apparatus to no lower than 3 m (10 ft) from the ground.

## **4.18 ATTACHED GARAGES**

4.18.1 An Attached Garage may be added to any dwelling, but the maximum size of the attached garage cannot exceed 40% of the gross floor area of the residential dwelling unit space.

4.18.2 A portion of an Attached Garage may be utilized for a Secondary Suite, subject to the Secondary Suite Regulations therein.



**Mailing:** 70 Kent Street  
Charlottetown, PE, C1A 1M9  
**Email:** planning@charlottetown.ca

**Tel:** 902-629-4158  
**Fax:** 902-629-4156  
**Website:** www.charlottetown.ca

127

<b>For Office Use Only</b>	
File #:	Zone:
Permit #:	Permit Fee:
PID #:	Received:

## VARIANCE APPLICATION

### 1. TYPE OF WORK

Major Variance  Minor Variance

### 2. CONTACT INFORMATION

Name:	Address:
<b>APPLICANT</b> Phone:	Cell:
Email:	Postal Code:
Name:	Address:
<b>OWNER</b> Phone:	Cell:
Email:	Postal Code:

### 3. PROJECT INFORMATION

Project Location: \_\_\_\_\_

Present Requirements: \_\_\_\_\_  
(Setbacks, Height, Density, etc.)

Proposed Requirements: \_\_\_\_\_  
(Setbacks, Height, Density, etc.)

### 4. DETAILED PROJECT DESCRIPTION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 5. APPLICATION REQUIREMENTS

<input type="checkbox"/> Application Form with Fees	<input type="checkbox"/> Survey Plan	<input type="checkbox"/> Other Drawings	<input type="checkbox"/> Permission from Owner
• Minor Variance: \$300 for the first variance	• Current Survey Plan showing the existing with any proposed alterations.	• Any relevant drawings of proposed development.	• If Applicant is not the property Owner, Owner must grant permission to apply.
• Major Variance: \$400 for the first variance			
• \$50 for each additional variance			

### 6. DECLARATION & SIGNATURE

I do solemnly declare that I am the Authorized Agent of the Owner/the Owner named in the Application and certify that the statements contained are true and complete, and are made with full knowledge of the circumstances connected with this Application.

**SIGNATURE OF APPLICANT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## Kitson, Melissa

---

**From:** Kamal, Sonia  
**Sent:** Wednesday, October 1, 2025 4:01 PM  
**To:** Dickie, Steven  
**Cc:** Gundrum, David; Kitson, Melissa  
**Subject:** RE: 566 Malpeque Rd Major Variance Application

Thank you !

**Sonia Kamal, MPlan, BArch**

Planner II- Development

**City of Charlottetown**

70 Kent Street

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Web: [www.charlottetown.ca](http://www.charlottetown.ca)

Pronounce: She/Her



**From:** Dickie, Steven <[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)>

**Sent:** October 1, 2025 4:00 PM

**To:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>

**Cc:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>; Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>

**Subject:** Re: 566 Malpeque Rd Major Variance Application

Hi Sonia,

These maps and circulation list have been placed in the specified folder.

Regards,  
Steve

**Steven Dickie**

**GIS Specialist**

**City of Charlottetown**

PO Box 98, 199 Queen Street

Charlottetown, Prince Edward Island

Canada, C1A 7K2

Office: 902-629-4003

[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)

[www.charlottetown.ca](http://www.charlottetown.ca)



---

**From:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Sent:** Friday, September 26, 2025 4:20 PM  
**To:** Dickie, Steven <[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)>  
**Cc:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>; Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>  
**Subject:** RE: 566 Malpeque Rd Major Variance Application

Great, thanks for the update.

**Sonia Kamal, MPlan, BArch**  
Planner II- Development

**City of Charlottetown**  
70 Kent Street  
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Pronounce: She/Her



**From:** Dickie, Steven <[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)>  
**Sent:** September 26, 2025 4:16 PM  
**To:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Cc:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>; Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>  
**Subject:** Re: 566 Malpeque Rd Major Variance Application

I've submitted a ticket to the GIS Help Desk. I'm back in the office on Wednesday.

**Steven Dickie**

**GIS Specialist**

**Infrastructure & Asset Management**

**City of Charlottetown**

PO Box 98, 199 Queen Street

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Canada, C1A 7K2

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---

**From:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Sent:** Friday, September 26, 2025 2:45 PM

**To:** Dickie, Steven <[sdickie@charlottetown.ca](mailto:sdickie@charlottetown.ca)>  
**Cc:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>; Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>  
**Subject:** 566 Malpeque Rd Major Variance Application

Hi Steven,

We require the following mapping materials for the Major Variance application for 566 Malpeque Rd that is seeking to have an addition to the existing garage .

1. Air photo
2. 100-metre buffer map
3. 100-metre buffer list
4. Zoning map
5. Property map

Materials can be saved to:

G:\PROPERTIES\Malpeque Rd\Malpeque Rd 566\2025-9-25 (566 Malpeque Rd) Major Variance for 20' x 20'  
Addition to Existing Garage

Regards,

**Sonia Kamal, MPlan, BArch**  
Planner II- Development

**City of Charlottetown**  
70 Kent Street  
Charlottetown, Prince Edward Island  
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## Kitson, Melissa

---

**From:** Gundrum, David  
**Sent:** Monday, October 6, 2025 2:30 PM  
**To:** Kamal, Sonia  
**Cc:** Kitson, Melissa  
**Subject:** RE: New Variance Assigned - 566 Malpeque Road

Thank you Sonia, I will get it confirmed by tomorrow morning at this point for our mail-out.

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

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

[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)



**From:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Sent:** Monday, October 6, 2025 2:29 PM  
**To:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Cc:** Kitson, Melissa <[mkitson@charlottetown.ca](mailto:mkitson@charlottetown.ca)>  
**Subject:** RE: New Variance Assigned - 566 Malpeque Road

Hi David,

The letter is in the folder for review.

Thanks  
**Sonia Kamal, MPlan, BArch**  
 Planner II- Development

**City of Charlottetown**  
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Pronounce: She/Her



**From:** Gundrum, David <[dgundrum@charlottetown.ca](mailto:dgundrum@charlottetown.ca)>  
**Sent:** September 26, 2025 11:58 AM  
**To:** Kamal, Sonia <[skamal@charlottetown.ca](mailto:skamal@charlottetown.ca)>  
**Cc:** Kitson, Melissa <[mkitsون@charlottetown.ca](mailto:mkitsون@charlottetown.ca)>  
**Subject:** New Variance Assigned - 566 Malpeque Road

Hi Sonia,

The file for a new Major Variance request at 566 Malpeque Road has now been created with the file set up in the Drive folder at the following location:

G:\PROPERTIES\Malpeque Rd\Malpeque Rd 566\2025-9-25 (566 Malpeque Rd) Major Variance for 20' x 20' Addition to Existing Garage

I have updated the Development Tracking sheet (attached) with a target date of bringing this application to Planning Board at their meeting on Tuesday, November 4<sup>th</sup>.

Please make the necessary request for GIS materials and start drafting the 100-metre circulation letter when you can so I can review when ready.

I will send a calendar invite now to have the 100-metre letter mailed out on Monday, October 6<sup>th</sup> which means circulation period would end on Monday, October 20<sup>th</sup>.

This should give adequate buffer for consolidating any comments that come in for the future report as the Agenda Package will have to be published on or before Friday, October 31<sup>st</sup> for the November meeting.

Paper file is on your desk.

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

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

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[www.charlottetown.ca](http://www.charlottetown.ca)

**Kitson, Melissa**

---

**From:** Gundrum, David  
**Sent:** Wednesday, October 8, 2025 3:20 PM  
**To:** Kitson, Melissa  
**Subject:** 100-Metre Letters - November 4th Planning Board  
**Attachments:** 2025-10-09 (566 Malpeque Rd) - Major Variance Circulation Letter.docx; 2025-10-09 (21 Bardin Cres) - Major Variance Letter.docx

**Importance:** High

Hi Melissa,

Please run mail merge on the attached letters for the Major Variances related to 566 Malpeque Road and for [REDACTED]

**NOT RELEVANT**

**NOT RELEVANT**

[REDACTED] and 18 letters for 566 Malpeque Road so a total of [REDACTED] letters for Duty

Crew's information.

---

**David Gundrum, RPP, MCIP**  
**Manager of Development Planning**

**City of Charlottetown**  
Planning & Heritage Department  
70 Kent Street  
Charlottetown, Prince Edward Island  
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October 09, 2025

**RE: 566 Malpeque Road (PID# 145805)**

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received a request for Major Variance at 566 Malpeque Road (PID# 145805) within the Single Detached Residential (R-1L) Zone.

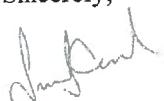
The Major Variance application is to allow for a 20' by 20' addition to an existing accessory building which is otherwise not permitted as it exceeds the total maximum building footprint for lot area ranging from 0.5 to 0.99 Acres (21,780sq ft to 43,559sq ft) according to Section 4.1.2 (b) of the *Zoning and Development Bylaw*. Section 3.9.1 (i) of the *Zoning and Development Bylaw* states, Where a Development and/or Building Permit application does not meet the regulations of zones in this by-law as listed in Section 8, the applicant may apply for a Major Variance if the proposed Building or Development complies with the general intent and purpose of the *City of Charlottetown Official Plan*, and in any circumstances Variance request is not substantial and does not entail a Rezoning application. If there is any doubt, then a Rezoning application or Site Specific Exemption must be sought by the applicant.

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of the Major Variance request. If you have any objections or comments regarding the Major Variance please state the rationale for your objection(s) as part of your written comments. Written comments shall be submitted no later than **4:30pm on Thursday, October 23, 2025**. Please email written comments to the reporting Planner at [skamal@charlottetown.ca](mailto:skamal@charlottetown.ca).

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

In accordance with Section 3.9.4 (Major Variances) of the *Zoning and Development Bylaw*, the Major Variance will be referred to Planning Board which shall consider the request and any comments received in response to the notice and shall make a recommendation to Council. Council may, without prejudice, approve or reject the major variance. City of Charlottetown Planning Board will consider this application at its meeting at **4:30pm, Tuesday, November 4<sup>th</sup>, 2025 in City Council chambers (2<sup>nd</sup> Floor) at City Hall** and may then recommend to Council to grant or deny this variance.

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

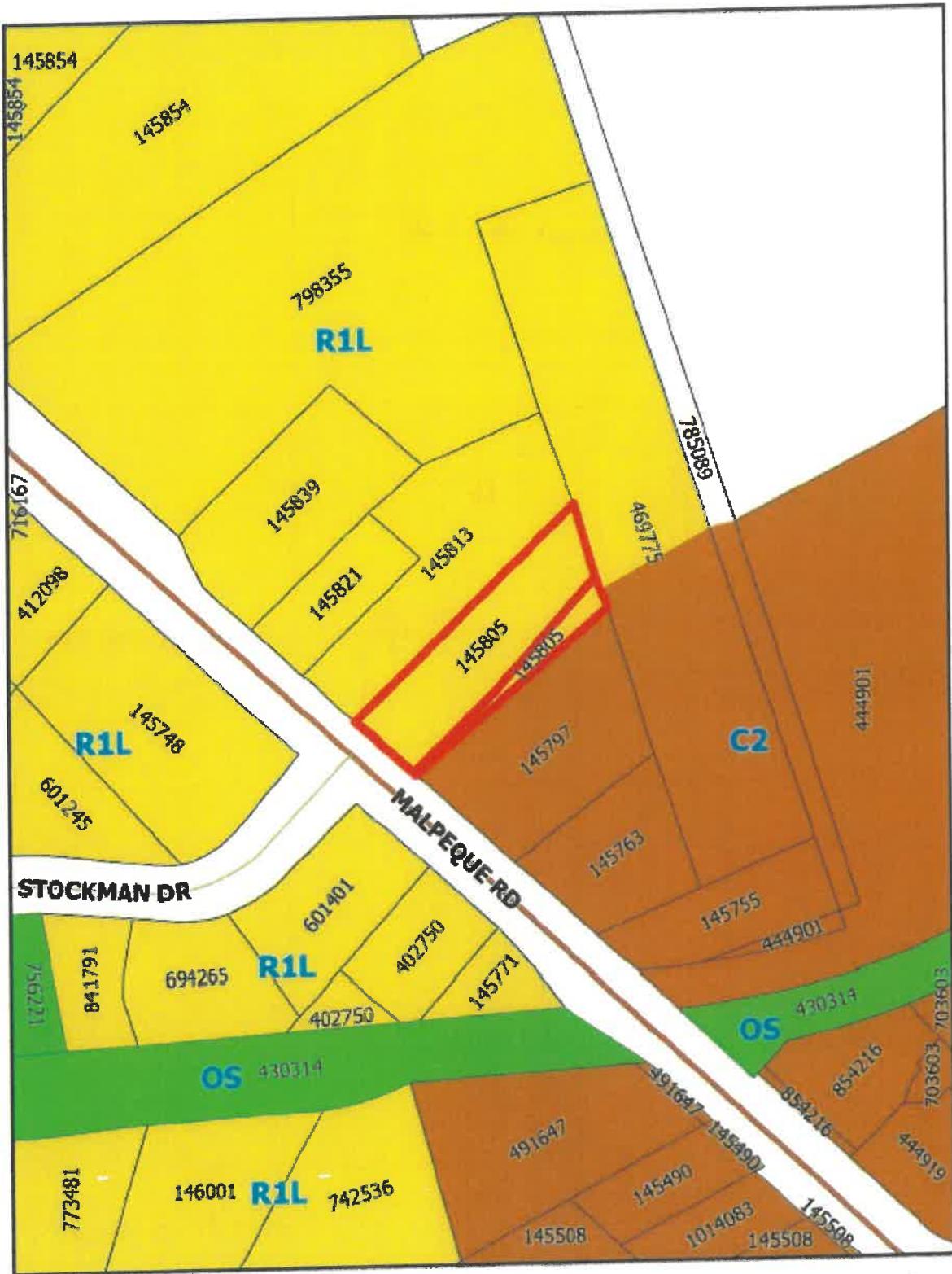


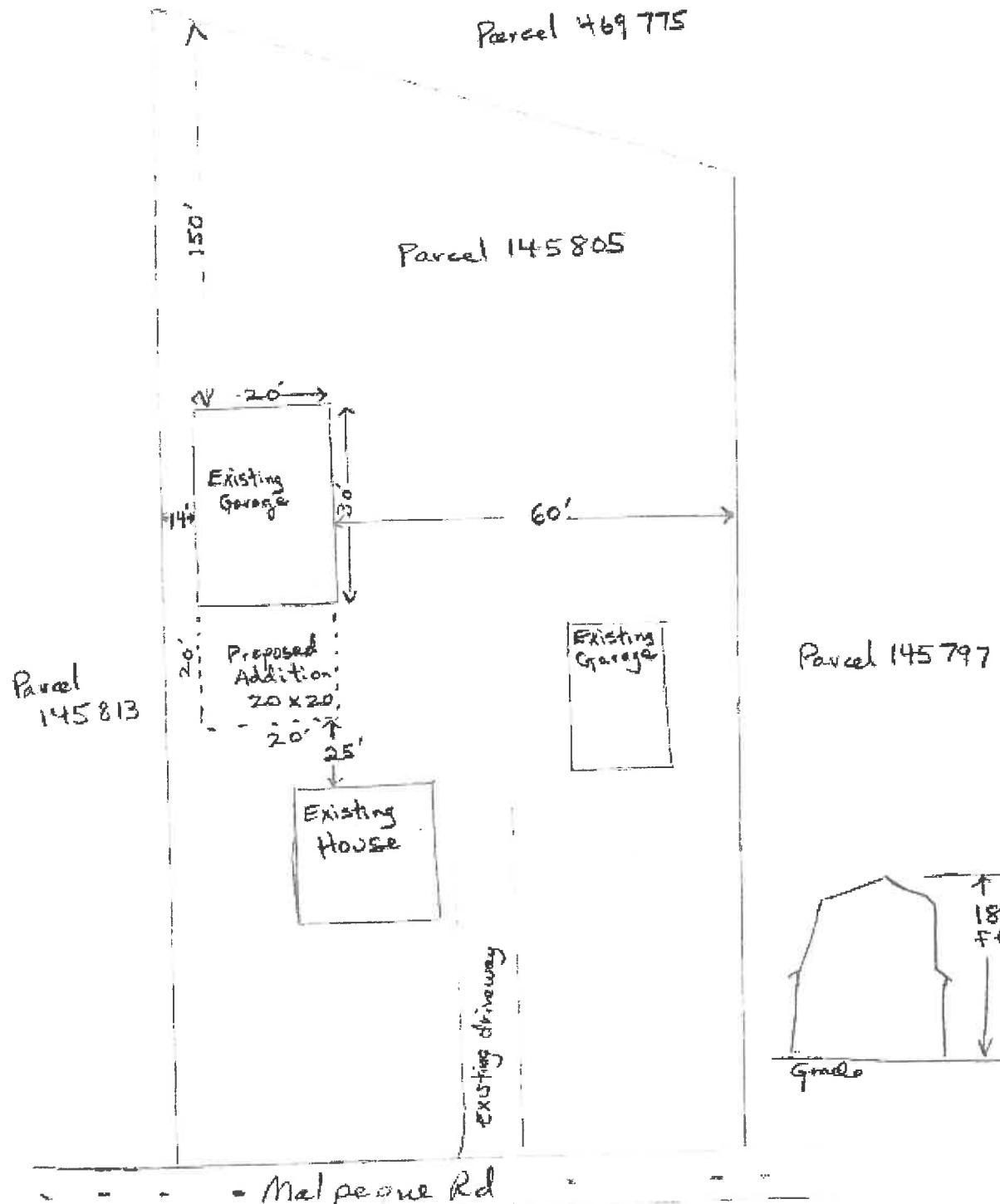
Sonia Kamal, MPlan, B.Arch, Planner II

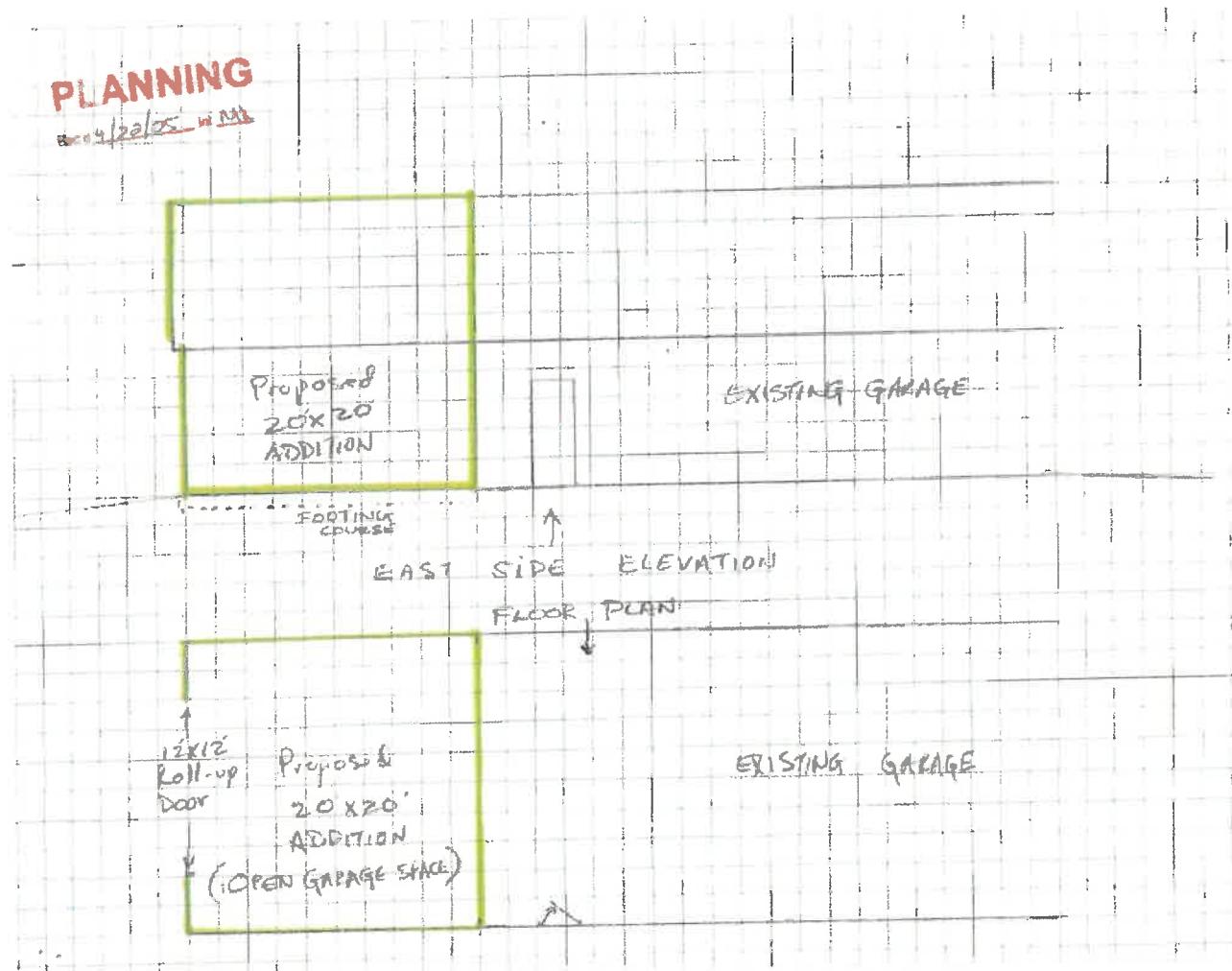
### Air Photo



### Zoning Map



Proposed Site Plan\* NOT TO SCALE

Proposed Building Plan:

**Kitson, Melissa**

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**From:** Birt, Ira  
**Sent:** Friday, December 5, 2025 8:51 AM  
**To:** Kitson, Melissa  
**Subject:** Fw: Permit 1B2AUS

Melissa, this is my only correspondence with the applicant regarding the appeal of the variance request for 566 Malpeque Rd. I printed a copy and placed it on your desk.

Ira

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**From:** City Planning <cityplanning@charlottetown.ca>  
**Sent:** Wednesday, April 23, 2025 3:52 PM  
**To:** hello@countrylaneconstruction.com <hello@countrylaneconstruction.com>; Birt, Ira <ibirt@charlottetown.ca>  
**Subject:** Permit 1B2AUS

566 Malpeque Rd, PID 145805, is zoned R-1L, Single Detached Residential with a lot area of .5 acres. As such, the maximum aggregate area of accessory buildings is 850 sq. ft. as per 4.1.2 of the Charlottetown Zoning and Development Bylaw. The existing accessory buildings have an area in excess of this, so no further expansion may be permitted. The application is denied.



## Permit 1B2AUS

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**From** City Planning <cityplanning@charlottetown.ca>

**Date** **Wed 2025-04-23 3:52 PM**

**To** hello@countrylaneconstruction.com <hello@countrylaneconstruction.com>; Birt, Ira <ibirt@charlottetown.ca>

566 Malpeque Rd, PID 145805, is zoned R-1L, Single Detached Residential with a lot area of .5 acres. As such, the maximum aggregate area of accessory buildings is 850 sq. ft. as per 4.1.2 of the Charlottetown Zoning and Development Bylaw. The existing accessory buildings have an area in excess of this, so no further expansion may be permitted. **The application is denied.**