

C A N A D A
PROVINCE OF PRINCE EDWARD ISLAND

LA25015

PRINCE EDWARD ISLAND REGULATORY & APPEALS COMMISSION

IN THE MATTER BETWEEN

JAMIE RODGERSON

Plaintiff

- and -

THE CITY OF SUMMERSIDE

Defendant

Transcript of a portion of the City of Summerside's
Monthly Council Meeting
at Summerside, Prince Edward Island on July 21, 2025

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(i)
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LEGEND	
–	An en-dash at the beginning or end of a line, it indicates the point at which speech is interrupted / resumed.
—	An em-dash in a sentence indicates either self-correction or a change in thought mid-stream.
[sic]	Indicates the preceding word was reproduced verbatim and is not a transcription error.
(ph)	Indicates preceding word was spelled phonetically.

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Monday, July 21, 2025

5 Mayor Kutcher: 185 Pope Road – Official Plan and Zoning Bylaw amendments. I'll hand it back over to you Chair — Councillor Doiron.

10 Councillor Doiron: Okay. Thank you, Your Worship. And just to, I guess, confirm with staff, I did mention August 5th as a Planning Board, and, I guess, September as the next Council meeting. There, there's a possibility that those could be changed. I just don't wanna back anyone into a corner. I think, I think it happened before. I think I announced dates and we had to follow them, so I just wanna make sure that — that's typically when we would have it, but sometimes there's special council meetings and things, and we'll make sure that the, the agenda reflects as such and it's made public, obviously.

20 So, find this next one:

185 Pope Road, Official Plan and Zoning Bylaw amendments.

25 Background

30 An application was received from Harcor Holdings Inc. for an Official Plan and Zoning Bylaw amendment that affects PID number 548610, also known as 185 Pope Road. The purpose of this Official Plan and Zoning Bylaw amendment is to amend the Official Plan Future Land Use Map to redesignate the properties from industrial land use to Comprehensive Development

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Area land use and amend the Zoning Bylaw to rezone the Zoning Bylaw map from Light Industrial M1 to Comprehensive Development Area CDA Zone. The Cluster Residential District creates an overlay that defines the permitted uses and the regulations for the property.

The application was advertised in the July 5th edition of The Guardian and letters were mailed to property owners within 60 metres or 200 feet of the subject properties.

In order to process an Official Plan and Zoning Bylaw amendment, the following steps are required:

Step 1: The Zoning Bylaw amendment is read a first time and declared as read at a first Council meeting.

Step 2: The Zoning Bylaw amendment is referred to Planning Board for review and recommendation.

Steps 1 and 2 take place at the same meeting of Council taking place this evening.

Step 3: Planning Board reviews the application and prepares a recommendation to Council.

Step 3 takes place at a Planning Board meeting.

Step 4: The Zoning Bylaw amendment is read a

second time and declared as read at a second Council meeting.

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Step 5: The Official Plan amendment is read to be adopted by Council. The resolution will be either carried or defeated by vote of Council. If the Official Plan amendment is adopted by Council, it is sent to the Minister of Housing, Land and Communities for signature and the amendment becomes official. If the Official Plan amendment is defeated, the Zoning Bylaw amendment will be defeated as well, as the zoning amendment cannot contradict the Official Plan amendment.

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And:

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Step 6: The Zoning Bylaw amendment is read to be adopted by Council. The resolution will be either carried or defeated by vote of Council. If the Zoning Bylaw amendment is adopted by Council, it is sent to the Minister of Housing, Land and Communities for signature and the amendment becomes official.

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Steps 4 to 6 take place at Council's second meeting.

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Please note that in accordance with Section 5.10 of the City Zoning Bylaw, any person who is dissatisfied by a decision of Council in respect of the administration of this Bylaw, may appeal Council's decision within 21 days to the Island Regulatory and Appeals Commission.

The Cluster Residential District, 185 Pope Road

5 All permitted use developments within the Cluster Residential District, 185 Pope Road, shall be subject to approval by the Development Officer while discretionary uses shall be referred to Council for a decision.

10 Application for all developments in the Cluster Residential District, 185 Pope Road, shall be reviewed in accordance with the guidelines and standards in Section 5 of this Bylaw and Summerside Official Plan 2018; Building Bylaw CS-31; and Subdivision & Site Development Bylaw SS-19.

15 Definitions

20 Dwelling, Cluster Residential means a group of four or more single-detached residential buildings located on a single lot.

Permitted Uses

25 Subject to bylaw requirements, the following uses shall be permitted: residential accessory building or dwelling cluster residential.

Conditional Uses

30 Subject to Development Officer approval: home-based business.

Development Standards

Development of 185 Pope Road shall conform with the following standards, where the front yard abuts Pope Road and the rear yard abuts Mill Crescent:

And again I'll just read out the metres. For the:

Single detached dwelling group: minimum front yard, 6; minimum side yards, 2; minimum rear yard, 6; max height, 4.6; and minimum distance between buildings is 4.

Those are all metres.

Servicing Standards

- Each dwelling shall front onto a paved surface road connecting to a street right-of-way.
- All service roads shall be a one-way with a minimum of 3.6 metres, or 11.8 feet, for the driving lane.
- Each dwelling shall have service connections to water and sewer laterals servicing the lot, but no dwelling shall be sited over such a lateral.

And:

- A Drainage Plan that considers the development of the entire lot is required as part of the permit application.

General Standards

- One parking space shall be provided per dwelling unit.
- All portions of the lot not covered by structures, parking or traffic circulation areas shall be landscaped.
- Notwithstanding Section 8.9, more than one main building is permitted on a lot within this CDA, Cluster Residential District, 185 Pope Road.

Questions and comments.

So we would invite the applicant to make any comments or presentations. Jamie Rodgerson, if you have anything to, sort of, let us know about what you're doing, now would be the time to do so. Sorry for the wait.

Jamie Rodgerson: That's all-

Councillor Doiron: Thanks for-

Jamie Rodgerson: -good.

Councillor Doiron: Thanks for your patience.

Jamie Rodgerson: Just come from work, so don't, don't mind the outfit, but this is pretty standard for me anyway. So I, I had submitted a plan. I don't know if anyone's seen anything kinda preliminary on it or not, but what I'm proposing to do is

kinda, I'm gonna use the word tiny home, but it's, it's you know, single-family detached housing. As some of you I haven't, I haven't met in Council, but for the rest of you who've seen me up here before with development opportunities and things of that nature, we always do a really nice job of finishing our products. I think the residents around us are really happy with the stuff that we do, and how we finish them, and things of that nature.

But this is a little bit different, and from what we've kinda seen, the housing market is changing. The need for affordable — true affordable housing is, is still a real constant thing. Turnover and things of that nature — like, these apartment buildings that, that we currently own — I'm saying we, my partners and I. This is kind of a — just my own endeavor. But what we've seen is a lot of turnover. People can scrounge up the money to get in the door, get their first month's rent, you know, damage deposit, whatever it may be, but it's not true sustainable living across the forefront of it all. For some, it certainly is, but, but for the people in need — you know, we talked about the Boys and Girls Club and things like that — there is still a lot of people in the area who can't afford \$1,800 a month in rent. Myself, one of them, whenever I bought my house in 2000 and whatever for 100,000, you know. My mortgage to date is \$500 a month. So, I consider myself fairly fortunate to be able to afford that, and to have been able to purchase in a time where things were truly affordable.

So I guess for the lot, I bought this property five or six years ago. I run a construction company. We do snow removal, excavation work, foundation, civil work, and in the last four or five years, six years, we've been into development as well. So

5 when I purchased the property, there was never an intention on using it as an industrial zoned lot, or an industrial land. I had been bumped around from two or three different locations with my business because I wasn't in proper zoning. The neighbours didn't necessarily love me, and so on and so forth, so when this property came along I started renting it from Williams Murphy. It was a perfect fit for me, close to home, yada dada.

10 The adjacent lot which is, you know, we're talking about here was, was an added bonus. And, when I was younger I thought that I wanted to expand, and I would do all kinds of big things as far as my actual construction business goes. But that's an expensive way to do business too. I mean, we're all aware of Curran & Briggs, and Duffy's and, and those guys. That's more or less the line of work that I'm into, but on a much smaller scale. And to compete with those guys, you need a lot deeper pockets than I have today.

20 So, as the city has kind of grown, and, and my business has grown and changed, and, and things have moved laterally, and the importance, and the values and, and such has changed as well, this lot became more valuable to me as, you know, the possibility of a real estate development like I'm proposing today. And the opportunities for it are endless as well. I mean, we, we talk about people who are, you know, single parents, father, mother, but not only seniors. And I think there's an opportunity for a lot broader possibilities for it if it was ever, you know, a go ahead. I think about Andrews Lodge, like we talked about earlier. Parkhill Place. You know, a, a housing development similar to this with a resident nurse, or multiple resident nurses on shift in an adjacent property

5 that goes, knocks on the door. You know, my, my wife's
grandparents are, are getting up there in age, and, and they
still live in their own spot, but it would be nice to have
somebody to be able to, kind of, check up on them every
day. You know, Mr. and — Mr. — Mr. and Mrs. Blaxland (ph),
have you taken your medication? How you feeling today?
Any, you know, fevers or whatever? And I'm not saying that's
the direction the development is — I'm looking to go with the
development right now, but I think that is one of the many
10 things that could be very important here.

15 My parents live in a, in a spot in Florida, which is a very similar
concept to what I'm bringing here. And I take my kids there.
We spend, you know, a decent amount of time there. And it
really develops a strong sense of community between the
residents as well. You know, not everybody loves their
neighbours, but when your neighbour's 20 feet away and you
get to see them all the time, check in on them — that stuff
becomes important when you, you are a vulnerable person,
20 I'll say, as a senior, or as a single parent, to know that there's
other people, or a group of other people, that are kinda
looking out for you too.

25 So, I guess long and short, I don't wanna put an asphalt plant
here. I don't wanna put a concrete batch plant. I don't
wanna put another mechanic shop or things of that nature
that fit the current zoning because that's not the direction
that I am going with my businesses, and the real estate and
the development side is, and I'd like to put it to use, and —
30 instead of it just sitting there empty with a bunch of seaweed
on it.

Councillor Doiron: Okay. Thank you very much. Any feedback or questions, comments, Council?

5 Jamie Rodgerson: Linda do you have any of the prelim stuff, kind of, in your email that you can pull up or anything, just so they can have a look? I didn't plan on speaking tonight, so-

10 Linda Stevenson: Yeah, I, I don't actually have it here. I, I do have a paper copy that I can circulate to Council but basically it's a, a single driveway, I'll say a private driveway, from Pope Road down to Industrial — or Mill Crescent, with smaller units on either side of it.

15 Councillor Morrison: So there, there's an exit, exit and entrance on both ends, like? You can drive straight through?
[indiscernible]

UNIDENTIFIED SPEAKER 1: [indiscernible] Yeah.

20 Councillor Morrison: Yeah. So it's not a cul-de-sac somewhere. It's just straight now.

Jamie Rodgerson: Yeah.

25 Linda Stevenson: And it's a, it's one-way.

Councillor Morrison: One way.

UNIDENTIFIED SPEAKER 1: So you-

30 MULTIPLE SPEAKERS: [indiscernible]

Councillor Morrison: –so you enter off Pope–

Jamie Rodgerson: Enter off Pope, preferably exit into Mill.

5 MULTIPLE SPEAKERS: [indiscernible]

UNIDENTIFIED SPEAKER 2: –on Mill.

10 Jamie Rodgerson: That's right. Just to limit the traffic. And I know they put a new set of lights and all that jazz–

Councillor Morrison: Would you plan–

15 Jamie Rodgerson: –in there now.

Councillor Morrison: –to own and rent, or build and sell?

20 Jamie Rodgerson: Own and rent, preferably. Like I said, I'm not getting any younger either, and my knees are sore, my back's sore.

Councillor Morrison: You look pretty young to me.

25 Jamie Rodgerson: I know, but like — I laughed there. I didn't laugh, but when Greg did the presentation earlier, as a, you know, municipal works employee for 10 years, he hit pretty much everything on the head, but nobody understands how hard that work is on you. When you've gotta water break at minus 25, and you do that for 10 years in a row, then you do it
30 privately for five or six or seven years, it kicks the crap out of you pretty quick.

5 Councillor Doiron: Councillor Morrison, we'll comment in the staff report, but they will not be for sale because they're all going to be in one parcel of land. It's gonna be a private right-of-way, a private road. So in order to be subdivided off, they'd have to be a public street.

Jamie Rodgerson: Yeah, like I'm, I'm gonna—

10 Councillor Doiron: Everything within that grey shaded area.

Jamie Rodgerson: I'll maintain the road and all that stuff on my own.

15 Councillor Doiron: [indiscernible] whole area.

Councillor Morrison: All right, so — and just so it's — in comparing that to Dory View, so Dory View is now a public road? Or am I—

20 Councillor Doiron: Yes, Dory View was a mobile home park that they put a private road down the middle.

Councillor Morrison: Well—

25 Councillor Doiron: They are smaller units, but they're all individually—

Councillor Morrison: Lots.

Councillor Doiron: —saleable. Yes.

30 Councillor Morrison: Okay. Thank you.

Councillor Doiron: Okay.

Jamie Rodgerson: Thanks, guys.

5 Councillor MacDougall: And just a question—

UNIDENTIFIED SPEAKER 3: Jamie—

10 Councillor MacDougall: —actually.

UNIDENTIFIED SPEAKER 3: Sorry.

Councillor MacDougall: Oh, go ahead. First person—

15 UNIDENTIFIED SPEAKER 3: Jamie, there's — is there a tower on that lot?

Jamie Rodgerson: There's a plastic bag on this.

20 UNIDENTIFIED SPEAKER 3: No, on the, on the—

Jamie Rodgerson: No, I know.

UNIDENTIFIED SPEAKER 3: —lot.

25 Jamie Rodgerson: I'm just teasing—
UNIDENTIFIED SPEAKER 3: Yeah.

Jamie Rodgerson: —you. Yeah it's a separate parcel.

30 UNIDENTIFIED SPEAKER 3: It's a separate parcel.

Jamie Rodgerson: Yeah, there's three parcels of lot — of land that I own on that same, kind of—

UNIDENTIFIED SPEAKER 3: Okay.

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Jamie Rodgerson: —block. Yeah, they have a separate PID number, I believe, for each. Yeah.

10

Councillor MacDougall: So if approval was granted when do you plan on—

Jamie Rodgerson: We'd like to break ground right away.

15

Councillor MacDougall: What will you do with the seaweed?
Good.

Jamie Rodgerson: We've got that figured out already if, if this goes ahead, so—

20

Councillor MacDougall: Thank you.

Jamie Rodgerson: Yeah. No problem.

25

UNIDENTIFIED SPEAKER 4: And yeah, just thinking about the physical area, your shop exists, and will exist, on, on the east of it.

Linda Stevenson: Right there—

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Jamie Rodgerson: On the west side—

UNIDENTIFIED SPEAKER 4: West of it.

Jamie Rodgerson: –of it. Yeah.

Linda Stevenson: West side of it.

5 UNIDENTIFIED SPEAKER 4: And on the other side is the — sort of that empty — like on the other side of your proposed–

Jamie Rodgerson: Yeah, we're kinda kitty-corner to say, like, Illsleys.

10 UNIDENTIFIED SPEAKER 4: Yeah, okay.

Jamie Rodgerson: Yeah.

15 UNIDENTIFIED SPEAKER 4: So, do you have any — and this, I mean, this doesn't affect, you know, our considerations, I, I wouldn't think, but just out of curiosity, do you have a plan to sort of separate, you know, the backyards of one side and the backyards of the other side?

20 Jamie Rodgerson: Well, the roadway goes right down the middle–

UNIDENTIFIED SPEAKER 4: Yeah.

25 Jamie Rodgerson: –and there's housing on each side. What I'd like to see if everything — one of my neighbours has an old, kind of, chain link fence. Ideally we would get rid of that chain link fence. There'd be a nice, panelled fence. You know–

UNIDENTIFIED SPEAKER 4: Right.

30

Jamie Rodgerson: –something along there. But I'm definitely doing — if this was to be approved, I would definitely, kind of,

segregate my building from everything else 'cause I got a lotta equipment and stuff there, too, that-

UNIDENTIFIED SPEAKER 4: Yeah.

5

Jamie Rodgerson: -isn't necessarily-

UNIDENTIFIED SPEAKER 4: That's kinda what I, sorta mean.

10

Jamie Rodgerson: Yeah, up [indiscernible], yeah-

UNIDENTIFIED SPEAKER 4: Just sort of the residential piece in between a couple of industrial — like how, how will it look to-

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Jamie Rodgerson: Yeah, and I mean there is some trees and stuff there too-

UNIDENTIFIED SPEAKER 4: Yeah.

20

Jamie Rodgerson: -that I think would fit in there nice, and there's — I mean we can do all kinds of landscaping things in house but I think it'd be something that would be well manicured, as I would put it, and kind of separated fairly obviously from one to the other.

25

UNIDENTIFIED SPEAKER 4: Yeah. Okay.

Councillor Doiron: Councillor Trenholm.

30

Councillor Trenholm: Oh, sure. I'm just, I'm just looking at the design here and I'm just curious. I'm seeing there's on-street parking, so would, would there be any — with one unit — I guess one

parking unit per — I guess one parking space per unit, would there be any consideration to a sidewalk or something? I'm just seeing children playing in the street and there's parking on both sides in a one-way street. I don't know.

5

Jamie Rodgerson: It's more of a conceptual drawing than anything for approval. I've looked at different units as well. What I was trying to do originally was make sure that everything was accessible as far as wheelchairs and things like that go. But there is smaller concepts too, that would work there, that would allow for parking for each of the units per se. Just a smaller footprint, some of them two-storey. There's a, there's a lot of different things.

10

Councillor Trenholm: Sure.

15

Jamie Rodgerson: But to get the actual concept, kind of, in front of you guys, that, that was what we went with. And there's additional parking for other people. And if you notice where the electrical transformers — I'm not sure if that's the most updated version — but there is a decent amount of green space there. Like, I wouldn't necessarily say it's, it's a ton of, you know, room for people to play. But I mean, we're not far from some existing parks and stuff too, you know, so the, the idea of this isn't to necessarily create a playground, more or less a safe haven or a, you know, an alternative to some of the current rental market stuff that we see.

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Councillor Trenholm: Yeah, well, sure. I was just — I was — again, I was just picturing—

30

Jamie Rodgerson: No, I—

Councillor Trenholm: –parking, parking, parking in the street and where does the kid go who wants to go to his friend's house across the street, right, or–

5 Jamie Rodgerson: Yeah.

Councillor Trenholm: –that kind of stuff. The, the–

Jamie Rodgerson: Yeah, no, absolutely.

10

Councillor Trenholm: I'm just seeing that. Anyway–

Jamie Rodgerson: And there could be an opportunity too, depending on how the electrical servicing and things are, are done. I've proposed underground electrical and, and things like that. It'd be nice, I think, to kind of separate the backyards, each backyard into their own little unit. The front yard, probably not so much, but, you know, there's lots of people still like to do gardening and things like that–

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Councillor Trenholm: Sure.

Jamie Rodgerson: –with a little bit of extra privacy as well, so.

25

Councillor Trenholm: Yep. No. Thank you.

Councillor Doiron: Go ahead, Norma. I think you were on first.

30

Councillor McColeman: Okay. I guess what I'm just wondering about the, the houses, you might have already said it, one bedroom or two?

Jamie Rodgerson: All the ones that I have concepts done for, and, and the plan that I — that's being passed around now, they're all two-bedroom.

5 Councillor McColeman: Two-bedroom.

Jamie Rodgerson: Yeah.

Councillor McColeman: And did you say rent, or own, or—

10

Jamie Rodgerson: They would be for rent.

Councillor McColeman: For rent.

15 Jamie Rodgerson: Yeah.

Councillor McColeman: Okay, good. Thanks.

Jamie Rodgerson: You're welcome.

20

UNIDENTIFIED SPEAKER 5: Jamie, you didn't say what size those were, did you?

Jamie Rodgerson: They're 16 by 32 I believe—

25

UNIDENTIFIED SPEAKER 5: Okay.

Jamie Rodgerson: —that concept is—

30 UNIDENTIFIED SPEAKER 5: Yeah.

Jamie Rodgerson: —that you guys have, which is 512 square feet.

UNIDENTIFIED SPEAKER 5: Right. Okay. The, the only concern and I, and I, and I'm not the councillor for that ward, but just, just the garbage pickup—

5 Jamie Rodgerson: Yeah.

UNIDENTIFIED SPEAKER 5: —because it's gonna be private land, private roadway.

10 Jamie Rodgerson: Yeah I, I believe that the garbage would be in the back. It'd be the south east side of the property, and there'd be a garbage corral and stuff done up there as well.

15 UNIDENTIFIED SPEAKER 5: Because if it's on private property it's hard to get them to go in and pick it up, so—

Jamie Rodgerson: It, it is. We needed to have a certain amount of road space for them to come through and, and do all that.

20 UNIDENTIFIED SPEAKER 5: I, I was told if it's — yeah. Anyway, if it's private property it's, it's hard to, to get them to go in and pick it up. But that's what I've been told so I just — I'm just raising that flag, so—

25 Jamie Rodgerson: Yeah, no problem.

UNIDENTIFIED SPEAKER 5: Good. Thanks.

30 Councillor Doiron: Thank you. I wasn't gonna bring it up, but since it was brought up twice about the seaweed on the property, and you have mentioned that there is a plan to move it if this is approved, it would be also lovely for the residents who live

5 around there that if this was not approved it was moved, since there is currently a plan, like you said, to have it moved. Because there are some people that I hear from often about some smell from the seaweed, so I just thought I'd bring it up since it was brought up already.

10 Jamie Rodgerson: Yeah, I mean there's definitely a cost associated with removing it, and I'm less likely to incur that cost if it's, if it's not approved.

15 Councillor Doiron: Thanks, Jamie. Great to see you, and thanks for coming in here today.

20 Jamie Rodgerson: Thank you very much.

25 Councillor Doiron: Glad you're making this application. It's interesting, we've got two CDA applications here before Council tonight. Both I think, I'm not gonna prejudice myself on any opinion here, but both reflect what I think the purpose is of the CDA is to — for creative projects, and to potentially try to do things somewhat differently. So always encouraging to have you in here. Thanks for bringing this forward.

30 My only question really is for you and for staff though, just to confirm that it would be — for water and sewer, that it would meet city standards.

35 Jamie Rodgerson: Yeah, from our end we've kind of been dealing with them a little bit on that, but everything we would put in infrastructure-wise would be up to city standards. And I'm not quite sure, Linda would Municipal Works have to maintain that stuff or would we maintain it? In the event — but it

would all be done to proper sizes and, and spacing, et cetera.

5 Linda Stevenson: Yeah, the City would take the ownership of those utilities, and we would require an easement from you to be able to access those facilities.

Jamie Rodgerson: Yeah.

10 Councillor Doiron: Okay, that's great. Thanks Linda. Thanks Jamie. No other questions for me.

UNIDENTIFIED SPEAKER 6: Thank you, Linda.

15 Jamie Rodgerson: Thanks guys.

20 Councillor Doiron: And yeah, don't go anywhere yet just in case there is — we do open the floor, if there's anybody — members of the public that would have any questions or comments that they would like to bring forward, and if not, you're free to go. And we will, we will continue. And I guess we'll go right into the resolutions if that's okay with Your Worship.

25 Okay, Resolution COS 25-081. And just as the previous application, this is meeting one of three, so no decisions this evening. But Resolution COS 25-081, moved by myself and seconded by Councillor Trenholm:

30 Whereas an application was received from Harcor Holdings Inc. for a zoning amendment for PID number 548610 from Light Industrial M1 zone to Comprehensive

5 Development Area CDA Cluster Residential District zone under the City of Summerside Zoning Bylaw, be it resolved that zoning bylaw amendment 0112, a bylaw to amend the City of Summerside Zoning Bylaw, was read and declared as read a first time at the Council meeting held on July 21st, 2025.

And:

10 Schedule A, Zoning Amendment 0112, a bylaw to amend the City of Summerside Zoning Bylaw. The Council of the City of Summerside under authority vested in it by Section 18 and Section 19 of the *Planning Act* hereby enacts as follows:

15 And I would again just table that? Is that the right — no, not table it — just — it's already been—

Mayor Kutcher: I think if you can just reference the schedule—

20 Councillor Doiron: Reference it, yeah.

Mayor Kutcher: —that's attached in the existing definition—

25 Councillor Doiron: It's everything—

Mayor Kutcher: —so say that.

30 Councillor Doiron: —that we went through previously with permitted uses in, in the current zones and so forth. Nothing, nothing new in the — as far as the resolution is considered, so — I just like to—

Mayor Kutcher: I don't know-

Councillor Doiron: -make sure.

5 Mayor Kutcher: -if you're saying words, Councillor.

Councillor Doiron: Just words and things.

Mayor Kutcher: That's good.

10

Councillor Doiron: Go.

15 Mayor Kutcher: Great. Thank you. Resolution COS 25-081 moved by Councillor Doiron, seconded by Councillor Trenholm is on the floor. Further comments, questions, statements from members of Council? Seeing and hearing none, call for a vote. All in favour please indicate by saying aye.

Multiple Speakers: Aye.

20

Mayor Kutcher: Opposed? None. The resolution is carried. Back to you, Councillor.

25 Councillor Doiron: Resolution COS 25-082, moved by Deputy Mayor Snow and seconded by Councillor MacDougall:

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Whereas an application was received from Harcor Holdings Inc. for a zoning amendment for PID number 548610 from Light Industrial M1 Zone to Comprehensive Development Area CDA Cluster Residential District zone under the City of Summerside Zoning Bylaw, and whereas zoning bylaw amendment 0112, a bylaw to

5 amend the City of Summerside Zoning Bylaw was read and declared as read a first time at this Council meeting, be it resolved that zoning bylaw amendment 0112, a bylaw to amend the City of Summerside Zoning Bylaw be hereby referred back to the Planning Board for review and recommendation.

10 Mayor Kutcher: Thank you Councillor. Resolution COS 25-082, moved by Deputy Mayor Snow, seconded by Councillor MacDougall is on the floor. Further comments, questions, statements from members of Council? Seeing and hearing none, call for a vote. All in favour please indicate by saying aye.

15 Multiple Speakers: Aye.

Mayor Kutcher: Opposed? The resolution is carried. Councillor, moving on to item 6C.

20 Councillor Doiron: Resolution COS 25-083, moved by Deputy Mayor Snow and seconded by myself:

25 Whereas an application was received from Boys and Girls Club of Summerside for a Restricted Use to allow a Family Emergency Centre at 330 Central Street, PID number 308783, in the Medium Density Residential R3 zone under the City of Summerside Zoning Bylaw, and whereas in accordance with section 5.7 of the zoning bylaw, Council shall consider the following general
30 criteria, as applicable:

- Conformity with all requirements of this Bylaw;

- 5
- Conformity with the Official Plan;
 - Suitability of the site for the proposed development;
 - Compatibility of the proposed development with surrounding land uses, including both existing and projected uses;
 - Any comments from residents or other interested persons;
 - Adequacy of existing water, sewer, road, storm water and electrical services, city parking, and parklands for accommodating the development, and any projected infrastructure requirements;
 - Impacts from the development on pedestrian or vehicular access and safety, and on public safety generally;
 - Compatibility of the development with environmental, scenic and heritage resources;
 - Impacts on City finances and budgets;
 - Other matters as specified in this Bylaw; and
 - Other matters as considered relevant.
- 10
- 15
- 20

25

Be it resolved that Council approve a Restricted Use to allow a Family Emergency Centre at 330 Central Street, PID number 308783, in the Medium Density Residential R3 zone under the City of Summerside Zoning Bylaw. This bears the recommendation of the Planning Board Meeting of July 21st, 2025.

30

Mayor Kutcher: Thank you, Councillor. Resolution COS 25-083 moved by Deputy Mayor Snow, seconded by Councillor Doiron is on the floor. Further comments, questions,

statements from members of Council? Seeing, hearing none, I'll call for a vote. All in favour please indicate by saying aye.

Multiple Speakers: Aye.

5

Mayor Kutcher: Opposed? There being none, the resolution is carried. Move on.

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E N D O F R E C O R D I N G

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C A N A D A
PROVINCE OF PRINCE EDWARD ISLAND
REGULATORY & APPEALS COMMISSION OF PRINCE EDWARD ISLAND

I, Jennifer Laframboise, of Barrington Passage, in Shelburne,
Province of Nova Scotia, do hereby certify as follows:

THAT I am a duly sworn Court Transcriber for the Province of
Prince Edward Island;

THAT the transcript of proceedings annexed hereto is a true,
correct, and complete transcript of the proceedings as transcribed
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DATED this 28th day of November, 2025.



Court Transcriber

C A N A D A
PROVINCE OF PRINCE EDWARD ISLAND

LA25015

PRINCE EDWARD ISLAND REGULATORY & APPEALS COMMISSION

IN THE MATTER BETWEEN

JAMIE RODGERSON

Plaintiff

- and -

THE CITY OF SUMMERSIDE

Defendant

Transcript of a portion of the
City of Summerside's Planning Board Meeting
at Summerside, Prince Edward Island on August 5, 2025

Iain M. McCarvill
of Key Murray Law

Counsel for the City of Summerside

(i)
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Jamie Rodgerson v. City of Summerside

LEGEND	
–	An en-dash at the beginning or end of a line, it indicates the point at which speech is interrupted / resumed.
—	An em-dash in a sentence indicates either self-correction or a change in thought mid-stream.
[sic]	Indicates the preceding word was reproduced verbatim and is not a transcription error.
(ph)	Indicates preceding word was spelled phonetically.

Please note that when written documents are read aloud / quoted, no attempt has been made to validate the contents. The words are transcribed as read.

Transcript Order Date: November 19, 2025
Transcript Completion Date: November 30, 2025
Date Parties Notified of Completion: December 4, 2025

Tuesday, August 5, 2025

Councillor Doiron:

5 185 Pope Road, application for an Official Plan and
 Zoning Amendment.

 Supporting explanation:

10 Purpose of this official plan–

 Sorry, am I doing it wrong?

Mayor Kutcher: Did you just vote on that one?

15 Councillor Doiron: We just voted, yeah–

Aaron MacDonald: Okay.

20 Councillor Doiron: –it was unanimous planning board.

Aaron MacDonald: Sorry. [indiscernible]

25 Councillor Doiron: Yeah. We were just, sort of, up in the air on the
 date, but hopefully the second.

30 The purpose of this Official Plan and Zoning Bylaw
 amendment is to amend Official Plan's Schedule B:
 Future Land Use Map, to redesignate the subject
 parcels from Industrial to Comprehensive Development
 Area. It is also proposing to amend the Zoning Bylaw
 Schedule A, the Bylaw Text, and Schedule B, the Zoning

Map, for the purpose of rezoning the subject parcels from Light Industrial M1 zone to Comprehensive Development Area CDA zone.

5

Background:

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An application was received from Harcor Holdings Inc. for an Official Plan and Zoning Bylaw amendment that affects PID number 548610, known as 185 Pope Road. The purpose of this Official Plan and Zoning Bylaw amendment is to amend the existing industrial land use and zoning to Comprehensive Development Area District to create an overlay that designates a development area, a Cluster Residential District, and defines the permitted uses for the area.

15

The report:

20

Under section 5.7 of the zoning bylaw, when Planning Board reviews a zoning bylaw amendment, it has to consider the following general criteria as applicable. Under Section 8.4 of the Parks and Green Space Plan, the criteria of two, three, five, seven, and eight must be considered:

25

1. Conformity with all requirements of this Bylaw.

Staff Comment:

30

The process to adopt and develop this comprehensive development area has followed the Zoning Bylaw requirements.

2. Conformity with the Official Plan.

Staff Comment:

5 The proposed Official Plan Amendment aligns with the Official Plan. This proposal supports a number of objectives and policies within the Official Plan. Namely:

- 10
- under Section 3.4 which aims to foster growth strategies that focus on making Summerside a sustainable community as well as the policies to, to promote higher density development, mixed land uses, and promote a range of housing types.
 - 15
 - and under Section 5.1.1 which aims to promote all housing types in the City and to include zones to accommodate all housing types as well as the policies to promoting residential densities, and to maintain the CDA for promoting innovative responses to unique development opportunities.
 - 20

25 The industrial section of the Official Plan aims to support new industries with a focus on quality industries and their respective market segments, to develop quality industrial parks that have good transportation accessibility, and to minimize conflicts with other land uses. It does not speak specifically to how industrial uses interact with residential uses. Even though the Official Plan is

30

silent on this matter, it cannot be assumed it supports it. Staff addresses compatibility and land use conflict below.

5

3. Suitability of the site for the proposed development.

Staff Comment:

10

The 16 plus or minus acre site is suitable for development and will be required to be developed as per City bylaws and standards. The property is intended to be further subdivided with extension of City roads and servicing.

15

4. Compatibility of the proposed development with surrounding land uses, including both existing and projected uses.

Staff Comment:

20

There are a variety of land uses surrounding the proposed development: agricultural, residential, parkland, institutional, and a special use zone that houses the substation. These uses are all generally compatible with the proposed development.

25

30

The need to separate industrial and residential development from each other is one of the primary reasons for land use zoning. Not only does this separation limit the exposure of residents to the hazards and nuisance factors typically present in industrial developments, but it ensures industrial

developments, a major economic driver for municipalities, are able to develop and expand without needing to take extra steps to protect the adjacent landowners.

5

It is apparent by the development within the — within and surrounding the Greenwood industrial area that it's in transition. There is significant residential encroachment: it's surrounded on all sides by low to medium density residential uses. This industrial area is also majority developed: the uses within it are light industrial in nature and include storage, shipping, auto body repair, and a construction lay-down business. Other uses include a church, medical offices, and a fish mart, further indication that this industrial area is under transition.

10

15

To date, staff have been made aware of complaints from the adjacent residential properties speaking against the nuisances produced by the storage of seaweed on the subject parcel.

20

While allowing the rezoning of this parcel to a residential-type use follows the direction this industrial area is taking, it's important to understand that Council and staff will still receive complaints due the conflicting nature of the uses. These types of complaints likely won't end until this area has finished transitioning. During this transition phase, mitigation of nuisance factors, ensuring pedestrian safety, and separating residential and industrial traffic are ways to minimize conflicts and

25

30

complaints. Considerations include:

- The location of a sidewalk to discourage pedestrians from crossing the industrial accesses.
- The traffic flow into and out of the proposed development in order to reduce the turning conflicts in and out of the development.
- Screening from adjacent parcels. While not included in the proposed CDA zone, considerations may be made to require opaque screening. This will keep future residents from trespassing onto adjacent industrial lots from their rear yard and will block any potential unsightliness from their view.

5. Any comments from residents or other interested persons.

Staff comment:

A public meeting was held on July 21st, 2025. The public meeting notice was advertised in the July 5th edition of The Guardian. Twenty-four letters were mailed to 21 property owners. Two of the properties notified were owned by the applicant. The applicant, Jamie Rodgerson, representing Harcor Holdings Inc., provided an overview of the development, the CDA plan, outlining his — the intended uses. No one from the public spoke at the public meeting. No written comments were

received regarding this development.

- 5
6. Adequacy of existing water, sewer, road, stormwater and electrical services, city parking, and parklands for accommodating the development and any projected infrastructure requirements.

10
Staff comment:

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30
The City's water supply and sewer treatment systems can handle the loading from this proposed CDA development. This development fronts Pope Road and Mill Crescent, a one-way access from Pope Road, the entrance, to exit onto Mill Crescent. The proposed access locations meet the City standards. This access already exists along Pope Road, and a new access will need to be installed on the Mill Crescent with a culvert across the existing ditch system at the developer's cost. The development will have access to a city sidewalk on the south side of Pope Road. The development will be required to provide a drainage plan showing how the drainage will flow from the site and be directed to the city storm systems on Pope and Mill Crescent. Summerside Electric has identified there is inadequate space to provide overhead power lines on the currently proposed layout and given street building density. The developer must allocate space for underground power lines and ground mounted transformers/URD boxes. It is believed this will

5 require elimination or relocation of some structures
to make room for electrical equipment. The
developer is responsible to submit engineering
plans for underground electrical servicing to
Summerside Electric to review. All costs of
underground electrical construction and design is
at the developer's cost. Once plans are available,
Summerside Electric will offer quotes. The Crescent
Drive Park is located within 720 metres from the
10 subject property. Parkland dedication is calculated
upon subdivision of lands. This development will not
be further subdivided, thus parkland dedication is
not applicable in this application.

- 15 7. Impacts from the development on pedestrian or
vehicular access and safety, and on public safety
generally.

20 Staff Comment:

25 This development will add additional traffic flow to
the existing Pope Road and Mill Crescent, but it
should be split onto both streets with the access
being one-way from Pope Road to Mill Crescent.
Both streets will be able to accommodate the
additional traffic. Pope Road has an approximate
vehicle per day of eight to nine thousand. While
we do not have traffic count information on Mill
Crescent, but it would — it's — we would expect it
30 to be no greater than five to 600 vehicles per day.
Both streets will be able to handle the additional
flow. The site is pedestrian accessible via sidewalk

on the south side of Pope Road.

- 5
8. Compatibility of the development with environmental, scenic, and heritage resources.

Staff Comment:

10

There are no environmental, scenic, nor heritage resources on this property. If the developer unearths an archaeological or paleontological resource, they are required to report it to the relevant Minister per the *Archaeology Act*.

- 15
9. Impacts on City finances and budgets.

Not applicable.

- 20
10. Other matters as specified in this bylaw.

Not applicable.

And:

- 25
11. Other matters as considered relevant.

Staff Comment:

30

The Housing Needs Assessment completed in April of 2021–

Which we will now, sort of, amend to say the Mayor's Housing Task Force.

5

-stated a further 1,900 or so dwelling units would be needed over the next 15 years to meet expected population growth. We are on track to surpass this. However, the Housing Needs Assessment was completed prior to Statistics Canada releasing their census.

10

Summerside's population growth from 2016 to 2021 was 7 percent. The dwelling unit projection in the Housing Needs Assessment was based on a 0.5 percent annual growth. Summerside will require more than 1,250 dwelling units to meet current and future housing needs, and this proposed development lends itself not only towards the need for dwelling units, but for the need of different types of dwellings. The Director of Economic Development also provides comments regarding the application for Council's consideration. See pages 9 and 10.

15

20

And I will read that shortly.

25

There are economic development implications for the City of Summerside. The comments from the Economic Development Department have been attached to this report.

30

And I will read that before the staff review, just a couple pages down:

The Economic Development Commentary on Employment Land Rezoning Request.

5 Economic Development has been asked to provide input on a request to rezone existing employment lands for residential use. While these lands are somewhat isolated and may no longer represent the highest economic use due to surrounding development, we do not see significant harm in converting these specific parcels. However, any such decisions must be approached with greater strategic consideration.

10 The Position and Context

15 Economic development continues to advocate for the preservation of industrial lands as essential to long-term economic sustainability, job creation, and municipal revenue. While residential growth is critical, it cannot come at the continued expense of employment land, a trend that seems to go unheard.

20 The Mayor's Task Force on Housing 2024 confirms that sufficient residential lands already exist to meet future demand, reducing the need for ad hoc rezonings, especially in established industrial zones. Although the report focuses on residential land supply, it reinforces the need for a parallel commitment to employment land planning to maintain economic diversity and future growth capacity.

25
30 Rezoning employment lands for housing may yield short-term benefits, but risks include loss of investor confidence, reduced space for future businesses, and incompatibility issues between residential and industrial uses.

Key Considerations

Include:

5

- A Vision for Employment Lands

A clear, long-term strategy is needed to guide the use and protection of Summerside's limited employment lands.

10

- Preservation measures

Stronger safeguards must be in place to prevent the erosion of industrial zones.

15

- Zoning consistency

Rezoning should align with the original economic intent of industrial clusters.

20

- Impact on Industrial Tenants

Introducing residential uses may create conflicts with current or future industrial operations.

25

And:

30

- Challenges to Future Expansion

Non-conforming residential uses can restrict future industrial growth and undermine economic goals.

Recommendation:

From Economic Development Department:

5

If rezoning is approved, an equivalent industrial land bank should be established to offset the loss.

And some long-term recommendations from the Economic Development Department:

10

1. Employment Land Planning Survey

15

Launch a comprehensive study to assess future employment land needs and align with shifts in logistics, labour, and real estate demand.

2. Improved Rezoning Coordination

20

Enhance interdepartmental, interdepartmental review processes to ensure thorough and timely input on rezoning requests.

3. Land Inventory

25

Develop a complete inventory of residential and employment lands, built and greenfield, to support balanced growth.

And:

30

4. Resource Allocation

Provide Economic Development with resources to replenish employment land stock as needed.

And the:

5

Conclusion

10

While some, some flexibility is warranted, continued rezoning of employment lands for residential use risks long-term economic health. A balanced, proactive planning approach is essential to ensure Summerside remains a resilient and diversified economy.

So back up to the:

15

Staff Review:

20

City staff supports the proposed amendments for the proposed Cluster Residential District for an Official Plan and Zoning Bylaw amendment for PID number 548610, known as 185 Pope Road, amendments pages 7 and 8.

25

As per Section 5.10 (b, iii) of the Zoning Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

30

The Planning Board decision, whether carried or defeated, will be brought forward to Council for a final decision.

And the:

Planning Board Recommendation

5 The application received from Harcor Holdings Inc. for
PID number 548610 to amend the City Official Plan and
Zoning Bylaw creating a CDA Plan, Cluster Residential
District, and Council designate the development officer
to review and approve developments with the CDA
Zone, Cluster Residential District, be recommended to
be approved by Council.

10 That is moved by myself, and I would ask for a seconder on
Planning Board. Councillor Adams. Are there any questions
or comments? Councillor Adams.

15 Councillor Adams: Thank you. I guess — I don't know. I, I take the
economic development considerations and
recommendations, I don't like to say I take them lightly, but I
think I take them pretty lightly considering we have an empty
eco park, an empty eco park building down the road, so —
20 for what that's worth.

I'm also wondering about, would the parking requirements for
a development, like, for a development going in there, would
that come into play now or when they put in plan? Like,
25 would there be on-street parking if it's a one-way? Like, how
would that—

Aaron MacDonald: Yeah, I guess the two pages after — or the
pages right after the recommendation, there's a — it
30 highlights there the Cluster District Resident — or Cluster
Residential Districts are—

Councillor Adams: Okay.

5 Aaron MacDonald: And there it outlines the definitions, the permitted uses, the conditional uses — I'll give you a second — the pages right after the recommendation you just read there.

UNIDENTIFIED SPEAKER 1: Yeah.

10 Aaron MacDonald: And, and that's kind of the standards that it's to be, to be built by. The servicing standards and the general standards. So, in the general standards it says one parking space be provided per dwelling unit. So, when they go to provide a plan—

15 Councillor Adams: M'hm.

Aaron MacDonald: —they'll have to show us where they're gonna fit one parking space per divided unit.

20 Councillor Adams: Got ya.

25 Aaron MacDonald: And I wanna clarify a couple — one minor thing that may help that is that, in item number 3 we had an error there saying it was ten acres. It's six acres and it will not be a public street. It's gonna be a private street. We made an error copying that over, but he doesn't intend to subdivide this into individual parcels. It's one large parcel and a private street down, down the middle of it was what he intended in his — so, there'd be no further subdividing.

30 UNIDENTIFIED SPEAKER 2: So what do we have as an example of

that?

5 Aaron MacDonald: A lot of the, the — some of the mobile home parks—

Councillor Adams: Okay.

10 Aaron MacDonald: —and also some other developers have put in some — off of Pope Road, just up the road, they put in some private streets. They went in maybe a four or six units at grade building, put three or four of them in, and they did not build to a City standard. They put in their own private road.

15 Councillor Adams: Okay. Okay.

Aaron MacDonald: They're responsible from Pope Road in. There's probably five or six of them along Pope Road—

20 Councillor Adams: Yeah.

Aaron MacDonald: —and one down off of Glovers Shore—

Councillor Adams: M'hm.

25 Aaron MacDonald: —and then they're responsible for maintaining, snow plowing, and repairing in the future. And it's not built to a City standard but it's—

30 Councillor Adams: Okay, so—

Aaron MacDonald: And they create their own parking areas off of that, but we still have — make them show us that there's

gonna be one per unit [indiscernible].

5 Councillor Adams: Okay. And so then, does emergency services come into play? Like with—

5

Aaron MacDonald: They do even if it's private. It does come into play as far as how far they are, and that there's room for an emergency vehicle. If they go in so far, they have to provide a turnaround space for — to fit an emergency vehicle or a fire—

10

Councillor Adams: But this is gonna be an in and then an out, so—

15 Aaron MacDonald: Yes, but they, they review those. Whether it's — if it's private or not, they still review that criteria when they're doing—

15

Councillor Adams: Okay.

20

Aaron MacDonald: —I'll say the submission for more detail, yeah.

Councillor Adams: And that would be the same as the garbage trucks, and the—

25

Aaron MacDonald: Yeah.

Councillor Adams: Okay. Thanks.

30

Councillor MacDougall: Yeah. Thank you. There was a gentleman here at the last meeting that had to leave because he was sick, and didn't know whether we're going to be here tonight or not, and he called me. I had a couple of calls on it. But

5 the big, the big concern is the amount of vehicles that will be allowed, not only be allowed, that will be in that area. Their concern was what are they gonna do for snow removal. But the big concern is garbage pickup. Now we were told that if it's private property, they don't go on and pick up garbage so I — can we get that clarified? How that's — and I know this is just the rezoning, but those are issues that need to be addressed.

10 Councillor Doiron: I know the applicant stated when he was asked about the garbage last time that there would be like, an area on the south—

15 Councillor MacDougall: A corral or something.

Councillor Doiron: —east sort of corral, which sort of, to your point, if you're living on the northernmost—

20 Councillor MacDougall: Yeah.

Councillor Doiron: —spot, that's quite a walk—

Councillor MacDougall: Yeah.

25 Councillor Doiron: —on garbage day—

Councillor MacDougall: Because—

Councillor Doiron: —between Pope Road—

30 Councillor MacDougall: Right.

Councillor Doiron: –and, and Mill–

Councillor MacDougall: Yeah.

5 Councillor Doiron: –to take the time–

Councillor MacDougall: 'Cause, we're, we're dealing with an issue
now that's private property and, and they're having problems
with pickup, so — that's one issue he brought up, and the
10 other one was the amount of — we all know we need
housing, but the amount of homes, and the width of the
street, and the amount of cars that are allowed there, not
only allowed, but how many will be there, and for snow
removal. That's all gonna be private, I guess, but anyway —
15 and, like, as Councillor Adams was saying, the emergency
vehicles, how is that all gonna be taken into account? Or it is
— we rezone it and then take it into account?

Aaron MacDonald: The emergency priority is reviewed. There's
20 probably a few that have gone back — that developers
have had to go back and adjust their plans that staff–

Councillor MacDougall: Okay.

25 Aaron MacDonald: –have highlighted areas when they get the
actual development plan in and say–

Councillor MacDougall: Okay.

30 Aaron MacDonald: –they're reviewing. I, I don't know what the
actual code number is, but I know there's a fire standard that
they–

Councillor MacDougall: Yeah.

5 Aaron MacDonald: –have to have a certain distance in, and they've made the developers create a T-turnaround to be able to have it — provide for. I just know a couple of them that they came up because they weren't a hundred percent to the satisfaction when they went to review it.

10 Councillor MacDougall: Right.

Aaron MacDonald: They had to adjust them. The only reason I knew it was an issue then is that we reviewed [indiscernible].

15 Councillor MacDougall: Okay. So this has been reviewed, this subdivision?

20 Aaron MacDonald: It'll only when we get — this is what he's proposing as far as a CDA. When they actually come in to develop, is he going to go with — I don't know if there's — how many units in this building. Until he actually comes in with the actual plan to say, this is how many I'm gonna be in more detail. Here's where the length of the street is. At that time, we'll review it and say, okay, here's your width of your street. What distance do you have for a staff review as far as the emergency services that they do in every development, whether it's a CDA, or—

25 Councillor MacDougall: Okay, thank you.

30 Aaron MacDonald: So what they proposed in there was, that was their sketch, was parking on both sides of the street and one-way traffic down through it.

Councillor MacDougall: Okay.

5 Aaron MacDonald: There was one other comment I think. In the report it mentions a sidewalk on the south side of South Drive. It's an AT trail. There's a sidewalk on the north side, but pedestrians will still be using the — need to use the AT to get to an intersection if they wanna cross over to the sidewalk and walk on the sidewalk. Just a couple of note — points in there it was noted that it was a sidewalk on the south side.

10 Councillor MacDougall: Okay. Oh, no, I'm not — oh, sorry.

15 Mayor Kutcher: I just have a couple of quick questions. Did the applicant explore re-zoning this parcel to R4 or R3 or something else?

20 Linda Stevenson: They did look at that, but it, it's — you can't have multiple units on the same parcel in the R3 zone. Not multiple single detached dwellings. Our bylaw doesn't allow that.

25 Mayor Kutcher: So is that what's innovative about the application? That's what the CDA is for, right, for innovative developments?

Linda Stevenson: Yeah, for getting this type of cluster housing.

30 Mayor Kutcher: Okay.

Aaron MacDonald: One owner, multiple buildings. It's not being further subdivided. Sorry. It's not being further subdivided into small lots with a city street. There's—

Mayor Kutcher: Yeah—

Aaron MacDonald: -one-

Mayor Kutcher: -well, yeah. And I think you mentioned we have
mobile home parks-

5

Aaron MacDonald: Yeah.

Mayor Kutcher: -that do effectively the same type of thing.

10

Aaron MacDonald: Yeah, I think the square footage and stuff that
he's saying as far as smaller — I mean, I think he talked-

Mayor Kutcher: Yeah.

15

Aaron MacDonald: -I think, six or 700 square feet, and-

Mayor Kutcher: Yeah, the size-

Aaron MacDonald: Yeah.

20

Mayor Kutcher: -and the green space. I noticed-

Aaron MacDonald: Yeah.

25

Mayor Kutcher: -when, like, you go to any one of the mobile home
parks in the City, there, there is room around the, the living
units. These are all-

30

Aaron MacDonald: I, I don't think he wanted to use the phrase "tiny
homes" to not be misinterpreted. He just said small square
footage that we currently don't have, you know. That's what
his, his terminology was.

Mayor Kutcher: Yeah, tiny homes is fine. Nothing wrong with that.
Tiny home, I guess I'm-

Aaron MacDonald: That was his terminology. Yeah, that was his-

5

Mayor Kutcher: Okay. All right. Some of my concerns. One is I just
— I wonder — I sometimes feel with these — with the CDA —
at least with the CDA that maybe there's not enough
information. I know there's the — some of the preliminary stuff
10 here, but we just had another CDA we looked at, and they
presented not only the — where the buildings would be
located, but they took us through the floor plan of what the
building was, and I don't think we got any of that when this
application came through. I also don't — and again, I go
15 back to the word innovative. I don't — I'm all for variety of
forms of housing, I think everybody knows that. But nothing
here jumps out to me as being innovative. This, to me, looks
like trying to fit in as many small units as possible into one
parcel with very — like you're looking at — I, I can't see what
20 the buffering is between the different units, but having visited
other similar concepts elsewhere, I've never seen this type of
clustering of these type of single units. There usually is some
kind of green space, or shared space, or even individual
green space for people to enjoy. So, again, I don't see it as
25 overly innovative right in front of me. So, I struggle with the
CDA piece of it.

The other, I guess, concern, I think it's raised in the staff report,
is the buffering where the surrounding land is institutional. I
30 think there's a map up higher there. Yeah, like, it is basically
splitting institutionally zoned parcels and lands with-

UNIDENTIFIED SPEAKER 3: Industrial.

5 Mayor Kutcher: –what, what effectively — sorry, industrial parcels,
with what is effectively a residential parcel. And I just thank
staff for noting the potential future concerns, and there are —
there is obviously planning considerations there about
whether or not that's a good — whether that's best practices
10 in terms of zoning. I guess I would probably be more
comfortable if it was abutting the R4 on either side as
opposed to splitting right through the middle.

15 I take note of the Economic Development comments. I also
take note of Councillor Adams' comments. And that area
certainly is changing but there's a lot of value in having,
whether or not it's industrial or commercial properties in our
city, to generate wealth.

20 I don't think I have any other question, questions. As I said, for
me at least, I don't see this as being an innovative project, at
least at this stage. Not to say that I couldn't see a similar
project being innovative, but at the same time, as I think it's
noted here as well, the City is on track and exceeding our
25 targets in terms of our housing targets, and we have done
that by being innovative, and we just rewrote an entire
zoning — we just passed a whole new zoning bylaw, and we
didn't include this in the residential component, so I guess I'm
just struggling with whether or not it — well, those are my
30 comments. I'm not sure yet what I ultimately — how I will
proceed.

Councillor Adams: So, like, the innovative part, to — I, I, I know
what you're saying, but to me the innovative part would be

5 what's being built on it too, right? Like, this part might not seem too innovative, but I would hope that maybe, like, the actual build concept would be maybe more innovative than just a, a regular — like, you know, whether it be, you know, more green or, you know — I don't know.

UNIDENTIFIED SPEAKER 4: Yeah.

10 Mayor Kutcher: Yeah, thanks Councillor. And I, I just think — yeah again, to the point, like, in terms of presenting this to Council as an innovative land use — it's, it's valuable for at least me, I don't speak on behalf of all of Council, but to see more information at the front end as opposed to here it is sketched out, as opposed to it looking — I kind of have a higher
15 threshold for — maybe that's unfair to put a higher standard for an application for a CDA, but a CDA is for — to facilitate innovative developments for realizing the best use of — or mix of compatible uses of particular sites. That's all, I guess. And we've seen a few here recently, and with varying degrees of
20 innovation and presentation, but we take them for sure.

25 Councillor Doiron: All right, so just to sort of recap, the Planning Board recommendation was moved by myself and seconded by Councillor Adams. And again, this will go to full Council for a decision. Decision is not being made tonight. Members of Planning Board in favour of recommending to Council say aye.

30 UNIDENTIFIED SPEAKER 5: Aye.

Councillor Doiron: Opposed? Hearing none, so that will go to Council with Planning Board's recommendation.

E N D O F R E C O R D I N G

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C A N A D A
PROVINCE OF PRINCE EDWARD ISLAND
REGULATORY & APPEALS COMMISSION OF PRINCE EDWARD ISLAND

I, Jennifer Laframboise, of Barrington Passage, in Shelburne,
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THAT I am a duly sworn Court Transcriber for the Province of
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THAT the transcript of proceedings annexed hereto is a true,
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DATED this 30th day of November, 2025.



Court Transcriber

C A N A D A
PROVINCE OF PRINCE EDWARD ISLAND

LA25015

PRINCE EDWARD ISLAND REGULATORY & APPEALS COMMISSION

IN THE MATTER BETWEEN

JAMIE RODGERSON

Plaintiff

- and -

THE CITY OF SUMMERSIDE

Defendant

Transcript of a portion of
the City of Summerside's Special Council Meeting
at Summerside, Prince Edward Island on September 2, 2025

Iain M. McCarvill
of Key Murray Law

Counsel for the City of Summerside

(i)
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–	An en-dash at the beginning or end of a line, it indicates the point at which speech is interrupted / resumed.
—	An em-dash in a sentence indicates either self-correction or a change in thought mid-stream.
[sic]	Indicates the preceding word was reproduced verbatim and is not a transcription error.
(ph)	Indicates preceding word was spelled phonetically.

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Transcript Order Date: November 19, 2025
Transcript Completion Date: December 3, 2025
Date Parties Notified of Completion: notifiedDate

Tuesday, September 2, 2025

Councillor Doiron: With the resolution COS 25-087:

5 Whereas an application was received from Harcor Holdings Inc. to amend the Official Plan for PID number 548610 from Industrial land use to Comprehensive Development Area land use under the City of Summerside Official Plan; and,

10 Whereas in accordance with Section 5.7 of the zoning bylaw, Council shall consider the following general criteria as applicable:

- 15 • conformity with all requirements of this bylaw;
- conformity with the Official Plan;
- suitability of the site for the proposed development;
- compatibility of the proposed development with surrounding land uses, including both existing and
- 20 projected uses;
- any comments from residents or other interested persons;
- adequacy of existing water, sewer, road, stormwater and electrical services, city parking, and
- 25 park lands for accommodating the development, and any projected infrastructure requirements;
- impacts from the development on pedestrian or vehicular access and safety, and on public safety generally;
- 30 • compatibility of the development with environmental scenic and heritage resources;
- impacts on City finances and budgets;

2.
Jamie Rodgerson v. City of Summerside

- other matters as specified in this bylaw; and
- other matters as considered relevant;

5 Be it resolved that Official Plan amendment 0111 to amend the City of Summerside Official Plan be hereby formally adopted. This bears the recommendation of the Planning Board meeting held on August 5, 2025.

10 Official Plan amendment 0111 to amend the City of Summerside Official Plan.

15 The Council of the City of Summerside, under authority vested in it by Section 18 of the Planning Act, hereby enacts as follows:

20 The land use for PID number 548610, as shown on Schedule B of the Future Land Use Map, is designated as Comprehensive Development Area land use, hereby excluding it from its former designation of Industrial land use under the City of Summerside Official Plan.

25 And that resolution, I would ask for a mover and a seconder and then we can discuss. Moved by Councillor Adams, seconded by Councillor Trenholm.

30 Deputy Mayor Snow: All right Council, you all heard the resolution 25-087. Questions? Comments? Or we move to a vote. Councillor MacDougall.

Councillor MacDougall: Yes, thank you, Your Worship. I — first of all, I, I had a question, I believe, at the last meeting about the waste pickup at this area and how it was gonna be done,

5 and I'm not sure if we got that clarified or not. Somebody
said something about a corral, but it doesn't make a whole
lot of sense to me. I don't know if anybody talked to GFL or
whoever picks it up, but also the, there's a gentleman here,
Mr. Howatt, that was here to — at the first meeting on — and
was — and had to leave due to medical, and so he has
asked if he could address the Council tonight on this, and I
think we need to take a vote on it, but I would, I would ask
that we allow Mister—

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Deputy Mayor Snow: So let's—

Councillor MacDougall: —Howatt to speak.

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Deputy Mayor Snow: —do one thing at a time.

Councillor MacDougall: Yeah.

20

Deputy Mayor Snow: Is there any information on the corral garbage
question?

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Mr. Desrosiers: Not to my knowledge. Now it's my understanding
that it's not done at this step of the process. That when they
come in for further approvals including building permits, that's
when they get into the heavy detail in terms of design. Right
now it's very conceptual, so it's difficult to ask a developer to
tell us exactly how they plan on dealing with garbage. It's
more generalities. I understand, just talking with Linda briefly,
that there was a conversation had and that there was
openness, but again, they're not down — that far down the
road in terms of design.

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Councillor MacDougall: And that's, that's unfortunate because this, this is what it puts us into. We are talking about a rezoning tonight, or, or a-

5 Deputy Mayor Snow: Discretionary use.

Councillor MacDougall: -discretionary use, but we just have sort of a concept, and, you know, we don't really know how many — how units are gonna go there. We don't, we don't know a lot of things. And that's, that's — again, it's not just because it's this developer, it's what we're put into a lot of times, that we're in the middle of a — it's in between an industrial and, and residential area, and a commercial area, I believe, but it's — it leaves us in a bad spot because we have no idea, and we have no — you know, when the, the plan comes back, we don't really see it as long as it conforms with everything. But anyway, that's my concern on, on this unit, so-

20 Deputy Mayor Snow: Okay. And then the second request was for Mr. Howatt to be able to ask a question-

Councillor MacDougall: Yeah.

25 Deputy Mayor Snow: -and speak to Council. Okay. Council, just a show of support, I guess, for that. Show of hands. Is everybody okay with that? Mr. Howard [sic]? Howatt?

Mr. Howatt: Howatt.

30

Deputy Mayor Snow: Howatt. Take the mic.

Mr. Howatt: How do I turn this microphone on?

Deputy Mayor Snow: It's–

5 UNIDENTIFIED SPEAKER 1: [indiscernible] handle it.

Deputy Mayor Snow: They'll get it for you here in a second, I think.
You'll turn red here.

10 Councillor MacDougall: There's a pull cord on the side.

Councillor Morrison: There we go.

Deputy Mayor Snow: There we go.

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Mr. Howatt: Okay. First of all, I'd like to thank the Council for giving
us this opportunity to speak. I was here at the last meeting,
but I did have to leave because of heart issues.

20 UNIDENTIFIED SPEAKER 2: Not to, not to interrupt–

Deputy Mayor Snow: Yup.

UNIDENTIFIED SPEAKER 2: Not to interrupt–

25

Deputy Mayor Snow: Okay, but just state your name, address–

Mr. Howatt: Oh, sorry.

30 Deputy Mayor Snow: –and then continue.

Mr. Howatt: My name is Ray Howatt. I live in 174 Pope Road. And

5 these gentlemen here live in the, in the surrounding areas. And I'm here representing people on Pope Road, the residents of Pope Road, and a lot of residents in the subdivision in behind me off of MacDougall Drive. We all have a lot of concerns about what's proposed — the proposed development is. And again, like I said, I'm sorry, but I had to leave in medical reasons.

10 Our concerns are multiple. One of them is, we saw a basic drawing that was presented at that Council meeting with 40 units in that area; about 16 feet wide, 30 feet long, 3.1 metres apart. To us that seems extremely dense, extremely too many for that size of an area.

15 Parking, where's the parking gonna be for all these people that's in there? 'Cause today every house has more than one car. Some of them three, some of them four. And some of them as much as seven, right? I mean, I went to visit a friend last week in Charlottetown on the Upton Road, the subdivision — or the division off there, with duplexes, all one side of the road. The other side of the road completely filled from one end of it to the other with parked cars. No place to park. People come to visit, no place to park. Seen a house on South Drive that was purchased here just recently. Seven or eight cars in the driveway and four or five of them on the street. So if you have 40 units in there and only 3.1 metres apart, or that — not even that. Just — there's just not enough space there for that kind of parking.

30 What about the garbage removal? What about snowplow work? What about upkeep? Is it gonna be rental units? Are they gonna be purchased units? If they're rental units, is there

5 gonna be a company or somebody that's gonna maintain and support them? Because we've all lived through the Pope Road issue with the Department of Highways building. Fifteen years of that. And 15 years we came to this City Council to get something done about it, and 15 years with very little results. Everybody had their issues. 'Cause once — as Bruce just said, once you create it and put it there, your own rules work against you if you try to straighten it out or fix up some issues with it. Because that's what we faced for that many years in the Pope Road issue. And what solved that was a developer decided to buy the building to develop it, right? So I know you've got bylaws, but I know it's a difficult job passing bylaws. So that's some of our concerns.

15 The other concerns we're having is if it's that dense of, dense of a setup, what's that do for our property values, right? 'Cause we're on the north side of Pope Road, which is all residential. And, yes, the south side has got commercial and other, other issues, but if you look at that and you put that 40 units in there, where is the traffic gonna go? Pope Road right now is one of the, probably, top five busiest streets in Summerside, and as soon as that east-west corridor opens up, it's gonna get worse because people are gonna come across Pope Road, head straight onto the east-west corridor, which is what you designed it for in the first place, right? To bypass some of the downtown core. And the traffic is only gonna get worse, so where are we gonna go? Now, if they come out the back street off that, they're gonna come out onto Greenwood Drive or Pope Road. That's the only two ways out. If they come out onto Greenwood, Greenwood's a very busy street as well. It's a feeder street onto Pope Road. And there's lots of times I have seen traffic backed up, almost past

MacDougall Drive to South Drive, waiting to get off the South — Pope Road onto South Drive. So if you add another, let's say, 80 cars in there, plus visitors, where, where is that gonna go? So a lot of those concerns.

5

We're also very concerned about the fact that once it's there, who's gonna maintain it, keep it looking respectable, and it don't become another government garage issue. Because that — we've been here — I myself have been here every — three times a year talking to the mayor and people for the last 12 years about that government garage issue. And even today, that government garage issue is still an eyesore.

10

There's car parks, wrecked cars, a boat sitting there, all kinds of stuff in that place. And today, the gentleman who owns this property we're talking about, not only has he piled seaweed in there, today he was dumping garbage in there. Dumping trees, dumping old lumber, and nobody seems to be able to do anything about it, right? Because your rules say it's commercial. They have certain rights to do certain things.

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So our major concern is the ones I've just listed, and if something was in there and it's not gonna work well how do we fix it? So, plan your ducks carefully, and make sure whatever you put in there is something that's gonna be suitable and also something that's not gonna become something as an eyesore or something that's a problem. You get 40 units in that small of an area, you know, I know it's the — that housing is an issue, but, you know, you've got close to 800 new apartments that are coming online in the, probably, the next three to six months. You're gonna build, I heard, a thousand units out in the east-west corridor, right? So, right

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5 now there's some of the apartment buildings that are
currently built that are not full because people can't afford,
right? Partially. So now, they're putting the rents on them at
fifteen, sixteen hundred dollars a month including electricity
and internet to get people in them. So, are we gonna have
a, a glut of apartment buildings here before long? They're
starting to show signs of that already, 'cause everybody's
building apartments. And the house next door to me was a
single dwelling. It's now rented. And at any given time, you
10 can be, I think it's up to eight cars in that driveway, because
— I'm not saying this to be negative in any way, shape, or
form. I'm not criticizing anybody, but they're mostly East
Indians. And they come from a country where they live with
15 or 20 people in a house. So to them, that's quite normal.
So they go in there, and there's — and it's the same situation.
And that's South and South Drive. So — and then there's 10
cars in the driveway. Sometimes 15, if there's people visiting.

20 So those are our concerns, and I wanted to speak those to
you. I'm here on behalf of these guys and the other citizens in
the area, and I wanted to tell you that last week, but I'm sorry
I had to leave because of heart issues. So anyway, that's our
summary. Thank you very much.

25 Deputy Mayor Snow: Thank you, Mr. Howatt. I'm glad you're here
with us this week after some heart issues, so—

Mr. Howatt: So am I.

30 Deputy Mayor Snow: Yeah. I, I, I do wanna say I do think some of
the questions you might have asked have been, maybe,
answered in — through the process, so maybe — is Councillor

MacDougall your Councillor?

Mr. Howatt: Actually Justin is, but I [indiscernible]–

5 Deputy Mayor Snow: Justin? I'm, I'm sure Justin will provide you with
some of the rationale to some of the things you had asked
'cause I know some of them when you were asking I, I could
remember hearing certain pieces of that, so I know that
information can be tracked again, but thank you.

10

Mr. Howatt: I think I [indiscernible] Justin, but I couldn't get a hold of
him, so I went to Bruce.

15 Deputy Mayor Snow: Yep. No, that's — you can come to any of us.
We're all–

UNIDENTIFIED SPEAKER 3: [indiscernible]

20 Deputy Mayor Snow: –pretty good. Okay. So any other questions?

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Councillor Adams: Can I just ask–

Deputy Mayor Snow: Councillor Adams, yes.

25 Councillor Adams: –just one question about the process. So, it
comes later. The developer comes later to staff with how this
is gonna be laid out? Does it come back to us?

30 Deputy Mayor Snow: So we're, we're approving the discretionary
use.

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Councillor Adams: Yeah.

Deputy Mayor Snow: Somebody correct me if I'm totally wrong, but we're approving for the overall use of that piece of land, no different than when we rezone whatever property, R4 or R3. There's certain things that fall in there, and then that developer is gonna come back to city staff with their plan, and as long as it meets our rules and regulations for that piece of land, then Council will — or staff will give the go-ahead. No different than any other—

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Councillor Adams: Yeah.

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Deputy Mayor Snow: —development that comes forward. We don't pick the colour of the siding or the shape—

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Councillor Adams: Yeah.

Deputy Mayor Snow: —of the place. We, we set the rules in place. Any other questions, Councillor Adams?

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Councillor Adams: No.

Deputy Mayor Snow: No? Councillor McColeman?

Councillor McColeman: I'm sorry but my question that just came up out of, out of the presentation from Mr. Howatt is, will the developer have a chance to hear those comments of what the concerns are from the residents in the area, and some of the questions that they have tonight, will that be repeated back to the developer so he knows what the concerns are so that there could be thought put into some of that?

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Deputy Mayor Snow: So, again I'll—

Councillor MacDougall: But–

Deputy Mayor Snow: I would say yes, in some way, shape, or form,
but that's not — there, there's a process set out–

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Councillor McColeman: Yes.

Deputy Mayor Snow: –that we sort of went away from that process
tonight, right, by–

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Councillor McColeman: Yes.

Deputy Mayor Snow: –allowing Mr. Howatt to speak, and, and
that's the reason it's set out the way it is. Now, whether or not
— we're not — we're talking about whether or not it's a good
use of that land for this discretionary use–

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Councillor McColeman: Yes.

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Deputy Mayor Snow: –and, and all the other stuff will fall into place
as the process goes along. It's either yes, it's a good use of
land, or no it's not, and then the process will–

Mr. Howatt: Can, can we add one more thing?

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Deputy Mayor Snow: You can–

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Mr. Howatt: It all depends on who the developer is, and what their
attitude is, and what they're like to deal with. I mean, the
gentleman that had the government garage there for years
promised all kinds of things he was gonna do. Never did any
of it; never. Because he didn't care, and didn't give a damn.

5 So — and you guys were powerless to make him do anything because of the rules and regulations. And, not trying to be difficult, but the gentleman who, who currently owns that building, put seaweed there when he wasn't supposed to, and it's still there. And there's no way you guys can make him remove it. And today he's doing the same thing, so what's gonna stop him from saying I'm gonna do this, this, this, and this, and everybody's hunky and then he doesn't do it? Because once it's done, you can't undo it. That's the problem. And even with your bylaws you run into issues with it. Thank you.

15 Deputy Mayor Snow: Yeah, no worries. I, I do think in fairness to everybody involved, I think we need to know that that land is currently Industrial land, right? So I, I, I do think, and if, if, if it's not correct then our staff better be on it, but I do think what he's doing must fall under the current guidelines, to your point, like under our current rules, so — and if that's the case, that we, we set the guidelines.

20 Mr. Howatt: He's allowed to turn it into a dump yard because—

Deputy Mayor Snow: I—

25 Mr. Howatt: —it's industrial?

Deputy Mayor Snow: I, I don't know. I'm saying it — that that is what we would have to check with our staff, but staff will be—

30 Mr. Howatt: 'Cause he was dumping—

Deputy Mayor Snow: Staff can take that into consideration.

Mr. Howatt: He was dumping there today, plus the seaweed.

Deputy Mayor Snow: Okay. Councillor Cameron.

5 Councillor Cameron: Thank you. Just kind of a general question, with discretionary use applications are we allowed to implement restrictions on those applications?

10 Mr. Desrosiers: Conditions can sometimes be included. They can't always be enforced depending on what those conditions are, and it's based on rules within the *Planning Act*.

15 Councillor Cameron: Okay. Not that I have any conditions off the top of my head to put out there, but I just think that if there are concerns that are circulating, whether that comes from residents or from Councillors, it might be a very good time to think of possible conditions that you'd like to attach to this rezoning. That would be a good way to not end up in a situation like we were just discussing with Mr. Howatt, that our hands get tied, whether or not the conditions, like you said, follow into the *Planning Act* or not. Then, you know, it's a, it's a way to get, kind of, everyone into a good, happy spot if that's what we're looking to do, but like I said, I have nothing off the top of my head. Just wanted to put that out there as a potential idea if anyone had anything they wanted to put out there.

Deputy Mayor Snow: Thank you.

30 Mr. Howatt: We had that issue with the government garage for those conditions, and requests put on [indiscernible] to clean it up, but you couldn't enforce it. And that's the problem.

You can't enforce the conditioning [indiscernible] issues.

5 Deputy Mayor Snow: I, I need to — just two things. You need to come to the mic to speak—

Mr. Howatt: All right.

10 Deputy Mayor Snow: —and you — and second thing, you already had your opportunity to speak—

Mr. Howatt: All right.

15 Deputy Mayor Snow: —so if you have something to speak, come say it, and then—

Mr. Howatt: Okay. All right.

20 Deputy Mayor Snow: —but just to — we, we need to proceed accordingly.

Councillor MacDougall: Yeah.

Deputy Mayor Snow: No, it's okay. It's — yeah, I know.

25 Mr. Howatt: Lived through this with the Department of Highways thing. It's a really sore spot for us, because yes, you got the rules, but you can't enforce them.

30 Deputy Mayor Snow: And, and I, I guess we'll close on this. I don't disagree with you. The Department of Highways thing was an absolute disgrace, as was the pool and other places in our city that I think we've been trying to really address quicker

than in the past. So I, I don't disagree with you, and thank you.

Deputy Mayor Snow: Councillor Doiron, go ahead.

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Councillor Doiron: Okay, no. Thank you, Deputy Mayor. I mean, it's only fair, I guess, that I speak. I got at least two residents here, probably four. So, I do have a couple, few concerns with this proposal as is. I think technically it, it likely does meet some of the — well it does according to the report, some of the general criteria that we got — we have to look at. But one, I find it difficult, I think, to see the appeal of living in that particular area just as, as a, you know, a dense residential strip smack down in the middle of two industrial lots. But even more so, I'm, I'm concerned about the practical issues that, that have been raised this evening and, and prior to this evening, like whether there'll be adequate parking, and how the waste collection will be managed. I know those details might be up to the developer, but I think they still factor into whether this is an appropriate use of the land. So, I'll leave it at that. Councillor MacDougall.

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Deputy Mayor Snow: Councillor MacDougall.

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Councillor MacDougall: Yeah, I just wanted to let Mr. Howatt know that most of these concerns that were brought up were brought up at the last meeting. And I just — I'm just — I'm not, I'm not comfortable with this — rezoning this area. I know the — pardon? Yeah, discretionary, yeah. Anyway, I, I know the family, I know the developer and, and feel bad about this, but I think this is in the wrong spot. I — this could be a great concept, but I think that concept needs to be somewhere

30

else not jammed in between a couple of light industrial lots,
so — thank you.

5 Deputy Mayor Snow: Thank you, Councillor MacDougall. Any other
Councillors with any comments, questions, statements? I'm
not seeing any, so we'll go to resolution 25-087. It was moved
by who?

10 Councillor Doiron: Councillor Adams.

Deputy Mayor Snow: And seconded—

Councillor Doiron: Seconded—

15 Deputy Mayor Snow: —by Councillor—

Councillor Doiron: Trenholm.

20 Deputy Mayor Snow: Trenholm. Council you've all heard the
resolution. All those in favour? Aye. Those opposed?

UNIDENTIFIED SPEAKER 4: Aye.

25 Deputy Mayor Snow: Do I have 6 to 1? That resolution was
defeated. With that resolution being defeated, is there a
secondary one to that?

Mr. Desrosiers: [indiscernible]

30 Deputy Mayor Snow: So the rest can come off. We're down to
eight now. Resolution COS, COS 25—

E N D O F R E C O R D I N G

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C A N A D A
PROVINCE OF PRINCE EDWARD ISLAND
REGULATORY & APPEALS COMMISSION OF PRINCE EDWARD ISLAND

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DATED this 3rd day of December, 2025.



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