

**BEFORE THE ISLAND REGULATORY
AND APPEALS COMMISSION**

**IN THE MATTER of an Application for a
Retail Petroleum Outlet License by
Quick-Stop pursuant to
The Petroleum Products Act, S.P.E.I
1990, Cap. P-5.1**

APPLICATION ON BEHALF OF QUICK-STOP C/O DAVID CRANE

David Crane
President, Owner Quick-Stop
PO Box 761
Charlottetown, PE C1A 7L3
Telephone: (902) 969-3611

Island Regulatory and Appeals Commission
P.O Box 588
Charlottetown, PE
Attention: Sam Clow
Senior Regulatory Analyst



November 21, 2025

Island Regulatory and Appeals Commission
National Bank Tower
501-134 Kent Street
Charlottetown, PE, C1A 7L1

Dear Sam Clow,

RE: Application for Retail Petroleum Outlet License – Quick-Stop Charlottetown Airport Business Park (Lot 14)

Please accept our formal application for a Retail Petroleum Outlet License for a proposed Quick-Stop location within the Charlottetown Airport (YYG) Business Park. Following extensive due diligence and a comprehensive market analysis by *Pethel Research*, we are confident that the area's growing traffic volumes, ongoing development within the Sherwood and YYG Business Parks, and strong alignment with the Airport's broader development strategy clearly demonstrate the need for a retail fuel site.

The information outlined below, along with the supporting Market Analysis, substantiates the demand and viability of this proposed development.

Proposed Site

The proposed development site is located off Brackley Point Road (Route 15) and the Sherwood Road roundabout, approximately 1.2 km north of Highway 1 and directly adjacent to the Charlottetown Airport entrance on **Lot 14**.

The planned multi-service center will include:

- A national-brand gas station under the Petro-Canada banner
- A Quick-Stop Convenience Store with a modern 2,500 sq ft retail area
- A quick-service restaurant with drive-thru and sit in dining
- An optional touchless automatic car wash
- EV Charging Stations

The site achieved a Pethel PCI evaluation score of 82.5 %, classifying it as an “excellent site where most location factors are favorable.” It offers outstanding visibility (> 300 m) and ease of access from all directions on Brackley Point and Sherwood Roads, capturing traffic generated by commuters, local workers, area residents and airport travelers.



History of Quick-Stop

Quick-Stop is a locally owned and operated Prince Edward Island brand, employing more than 35 Islanders with locations in Cornwall, Stratford and Souris. Quick-Stop began with Cornwall Quick-Stop, developed in 2003 by Bob Carmichael. Bob continues to own and operate the Cornwall location and brings over 25 years of experience in PEI's retail fuel sector. Over his career, he has negotiated fuel supply agreements with four major branded wholesalers and managed all stages of site development—from land acquisition and design to construction and day-to-day operations. As general contractor on two high-volume builds (Cornwall & Stratford locations), Bob has earned a strong reputation for quality, efficiency, and community-minded business practices.

David Crane, currently owns and operates two Quick-Stop Petro-Canada locations in Stratford and Souris that he acquired in 2019 and 2021 from Bob Carmichael. Dave has managed their operations for over six years, implementing modern facility upgrades, elevated customer-service standards, and robust community sponsorship initiatives.

Together, the applicants bring more than 40 years of combined management and development experience in PEI's fuel retail sector, with a consistent track record of environmental compliance, safety, and operational excellence.

Promotion of Competition

The *Pethel PCI Market Study* (November 13, 2025) found that no gas stations or convenience outlets exist north of Highway 1 along Brackley Point Road for 10 km, while the nearest competitors—Petro-Canada and Irving—are located 3.2 to 3.7 km west on Malpeque Road, serving an entirely separate traffic corridor. The study concluded the proposed Quick-Stop would enhance consumer choice and accessibility rather than displace existing retailers.

Fuel volume demand in the Target Market (TM) remains significantly underserved, with population-to-establishment ratios 38 % higher than the PEI average for fuel sites and 103 % higher for convenience stores. This project therefore promotes fair competition by introducing an additional operator in a currently underserved corridor—improving service convenience for motorists, residents, and airport users.

Population Growth and Traffic Counts

The Charlottetown Target Market area has experienced 7.8 % population growth over the past five years, mirroring the City's rate and supported by a steady rise in housing construction (over



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430 new units annually). Employment within the immediate trade area exceeds 5,800 workers, largely concentrated in the Sherwood Business Park and YYG Business Parks. Traffic analysis shows substantial and sustained growth.

- 15,300 average vehicles travel per day through the Brackley Point / Sherwood Road roundabout, with that number climbing to 19,100 average annual summer traffic (2025 Pethel PCI est.)
- +13.3 % increase in traffic volume over the last five years on Brackley Point Road
- Higher average daily traffic on Brackley Point Road North of Hwy 1 than Route 2 (Malpeque Road), despite having no current service centers compared to two sites on Route 2 (Malpeque Road)

These metrics clearly support the feasibility and necessity of a new retail fuel site to serve both local and through traffic.

Development in the Area

The area surrounding the proposed site is characterized by rapid business and infrastructure growth.

- The Charlottetown Airport continues to expand, with 410,000+ annual passengers (a 7 % increase over 2019)
- The YYG Business Park and the area east and west of Brackley Point Road houses 300+ companies and over 5,200 employees
- The City of Charlottetown Official Plan (2024) designates northern Sherwood / Winsloe as a priority growth zone for new housing and mixed-use commercial development. The proposed Quick-Stop will complement this ongoing expansion, delivering essential services to support both existing and future business, airport travelers and residential populations

Trends in Gasoline and Convenience Retail

Pethel PCI's review of regional performance data shows:

- The two nearest Charlottetown North gas stations achieve average fuel volumes of 5.7 million liters annually, double the provincial average and 12% higher than the average of the 6 nearest non-TM sites in Charlottetown south of Hwy 1.
- The two sites in the TM averaged 14 % sales increase over five years.



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- The study projects the new Quick-Stop would achieve 4.4–5.3 million liters of annual fuel sales with minimal competitive impact and complementary high performance in C-store and QSR components. This data confirms an ongoing upward trend in both traffic volume and retail fuel demand in the Target Market, aligned with Charlottetown's sustained economic growth and population expansion.

Conclusion

The proposed Quick-Stop, at the Charlottetown Airport Business Park, directly addresses a documented gap in fuel and convenience services within the northern Charlottetown corridor. Supported by a comprehensive independent market analysis, experienced local ownership, and demonstrated operational excellence, this development will:

- Provide enhanced consumer access and competition,
- Support growth in a major transportation and employment hub
- Deliver lasting economic and community benefits to the City of Charlottetown, Charlottetown Airport and Prince Edward Island.

We respectfully request the Commission's approval of this application for a new retail fuel license at the proposed Quick-Stop Charlottetown Airport location (Lot 14) and look forward to your decision.

Sincerely,

David Crane
President & Owner, Quick-Stop Petro Canada
Stratford & Souris, PE
Email: david@quickstop.ca | Phone: 902-969-3611

Bob Carmichael
President & Owner, Cornwall Quick-Stop
Cornwall, PE
Email: bobcar@peiqa.ca | Phone: 902-393-3787



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APPLICATION FOR RETAIL PETROLEUM OUTLET LICENSE – IRAC501

Clear Form



National Bank Tower
501-134 Kent Street
P.O. Box 577
Charlottetown, PE
C1A 7L1

APPLICATION FOR RETAIL PETROLEUM OUTLET LICENSE NEW RETAIL OUTLET

ALL QUESTIONS MUST BE ANSWERED

1	NAME OF APPLICANT: QUICK-STOP	
2	ADDRESS OF PROPOSED OUTLET: (Street) (Town, Community) (Province) (Postal Code) LOT 14, SHERWOOD ROAD, YYG BUSINESS PARK CHARLOTTETOWN P.E.I. C1C 1N2	
3	OWNER OF PROPOSED OUTLET: DAVID CRANE & ROBERT CARMICHAEL O/A QUICK-STOP	
4	OWNER'S MAILING ADDRESS: PO BOX 761, CHARLOTTETOWN, PE C1A 7L3	
5	OPERATOR OF PROPOSED OUTLET: DAVID CRANE O/A QUICK-STOP	
6	OPERATOR'S MAILING ADDRESS: PO BOX 761, CHARLOTTETOWN, PE C1A 7L3	
7	HAS THE APPLICANT PREVIOUSLY BEEN LICENSED UNDER THE PETROLEUM PRODUCTS ACT: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please specify: D25490 & D25029	
8	METHOD OF PROPOSED DISPENSING (check all that apply): <input type="checkbox"/> Full-serve <input type="checkbox"/> Split-serve <input checked="" type="checkbox"/> Self-serve <input type="checkbox"/> Keylock <input type="checkbox"/> Cardlock	
9	TYPE OF PROPOSED OUTLET (check all that apply): <input type="checkbox"/> Service Station <input checked="" type="checkbox"/> C-Store/General Store <input type="checkbox"/> Marine <input type="checkbox"/> Other (specify) _____	
10	PROPOSED SUPPLIER OF PETROLEUM PRODUCTS: PETRO-CANADA (NORTH SUN ENERGY Inc.)	11 WHAT PETROLEUM PRODUCTS WILL BE SOLD: GASOLINE, DIESEL
12	DEFINE TYPES OF SERVICES TO BE OFFERED AND/OR BUSINESSES TO BE OPERATED IN CONJUNCTION WITH THE SALE OF PETROLEUM PRODUCTS (IF APPLICABLE, ALSO INDICATE TYPE OF PROPOSED PROPANE DISPENSING): QUICK SERVICE RESTAURANT WITH DRIVE-THRU, C-STORE AND PROPANE EXCHANGE.	
13	GIVE DESCRIPTIONS AND DIMENSIONS OF BUILDINGS TO BE ASSOCIATED WITH THE PROPOSED OUTLET: 1 BUILDING WITH APPROXIMATE SIZE OF 6000 SQUARE FEET. 1 BUILDING WITH APPROXIMATE SIZE OF 6000 SQUARE FEET.	
14	HOW MANY PUMP ISLANDS AND PUMPS ARE PROPOSED: 4 PUMP ISLANDS, 4 DISPENSERS AND 10 NOZZLES. STARTING GATE DESIGN	
15	WHAT HOURS DO YOU PROPOSE TO OPERATE: Weekdays: Full Service _____ a.m. to _____ p.m. Self Serve 12:00 a.m. to 11:59 p.m. Sundays/Holidays: Full Service _____ a.m. to _____ p.m. Self Serve 12:00 a.m. to 11:59 p.m.	
16	WHAT VOLUME OF PETROLEUM STORAGE IS PROPOSED TO BE INSTALLED: 100,000 LITERS WITH 3 SECTIONS. 65,000 LITERS REGULAR, 20,000 LITERS DIESEL, 15,000 LITERS SUPREME.	
17	HOW FAR WILL PUMP ISLAND BE LOCATED FROM THE CENTRE OF THE NEAREST ROAD: 150 feet	
18	WILL PUBLIC WASHROOMS BE PROVIDED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many washrooms? 2	



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19	THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:	
	1. A PLAN INDICATING THE SPECIFIC PROPERTY LOCATION	<input checked="" type="checkbox"/>
	2. A PLAN OF THE FACILITY LAYOUT	<input checked="" type="checkbox"/>
	3. A LETTER OUTLINING WHY IT IS CONSIDERED THAT PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE LICENSING OF AN OUTLET IN THE AREA	<input checked="" type="checkbox"/>
	THE FOLLOWING ITEMS MUST BE FILED WITH THE COMMISSION BEFORE A LICENSE WILL BE ISSUED. NOTE: NUMBER 9 IS NOT NECESSARY UNLESS YOU PROPOSE TO DISPENSE PROPANE.	
	4. A COPY OF THE BUILDING PERMIT OR APPROVAL IN PRINCIPLE FROM THE AUTHORITY HAVING JURISDICTION	<input type="checkbox"/>
	5. A COPY OF PRELIMINARY APPROVAL FROM THE DEPARTMENT OF AGRICULTURE AND LAND RELATIVE TO THE INSTALLATION OF PETROLEUM STORAGE FACILITIES	<input type="checkbox"/>
	6. A FILING FEE AS OUTLINED IN THE CURRENT LICENSE FEE SECTION FOUND ON THE COMMISSION'S PUBLIC WEBSITE	<input type="checkbox"/>
	7. PROOF OF OWNERSHIP OF OUTLET	<input type="checkbox"/>
	8. COPY OF PETROLEUM SUPPLY AGREEMENT	<input type="checkbox"/>
20	I HEREBY DECLARE THAT THE ANSWERS MADE TO THE ABOVE QUESTIONS ARE TRUE AND, IF A LICENSE IS ISSUED, I UNDERTAKE TO CARRY OUT IN EVERY MANNER THE REQUIREMENTS OF THE PETROLEUM PRODUCTS ACT AND REGULATIONS.	
	SIGNATURE: <u>DAVID CRANE</u>	CORPORATE NAME: <u>QUICK-STOP</u>
	PRINT NAME: <u>David Crane</u>	TELEPHONE: <u>902-969-3811</u>
	(Please check) <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Agent	
	TITLE: <u>OWNER/OPERATOR</u>	DATE: <u>NOVEMBER 13, 2025</u>

LICENSE FEES PAYABLE TO "ISLAND REGULATORY AND APPEALS COMMISSION".

Information on this Form is collected pursuant to the **Petroleum Products Act** and will be used by the Commission in the administration of the said Act. For additional information, contact the Commission at 902-892-3501 or by email at info@irac.pe.ca.

INFORMATION FOR APPLICANTS

Issued: January, 2003

In determining applications for initial licensing of consumer outlets, the Commission is required to consider Section 20 of the **Petroleum Products Act**, which reads as follows:

"When issuing a license with respect to the operation of an outlet operated by a retailer, the Commission shall consider the public interest, convenience and necessity by applying such criteria as the Commission may from time to time consider advisable including but not restricted to the demand for the proposed service, the location of the outlet, traffic flows and the applicant's record of performance."

The Commission has interpreted this legislation to mean that **both** public convenience and necessity must be proven as they relate to the motoring public, and not the public in general. The applicant must demonstrate a demand for the proposed outlet at the proposed location. Public interest factors will be weighed individually based on existing circumstances.

Notwithstanding the generality of the foregoing, the following factors are among those that the Commission will consider in determining whether initial applications for consumer outlets meet the public convenience and necessity test:

1. the promotion of competition;
2. traffic volumes and trends in the general area of the proposed location;
3. population size and trends in the general area of the proposed outlet;
4. trends in gasoline sales, especially, but not exclusively, among outlets in the general vicinity of the proposed location; and
5. services presently available to the motoring public in the general area of the proposed location.

In considering applications for initial licensing, the Commission may invite public comment on the application and may decide to conduct a public hearing. A decision on the necessity of a public review process, including a hearing, is made on a case-by-case basis.

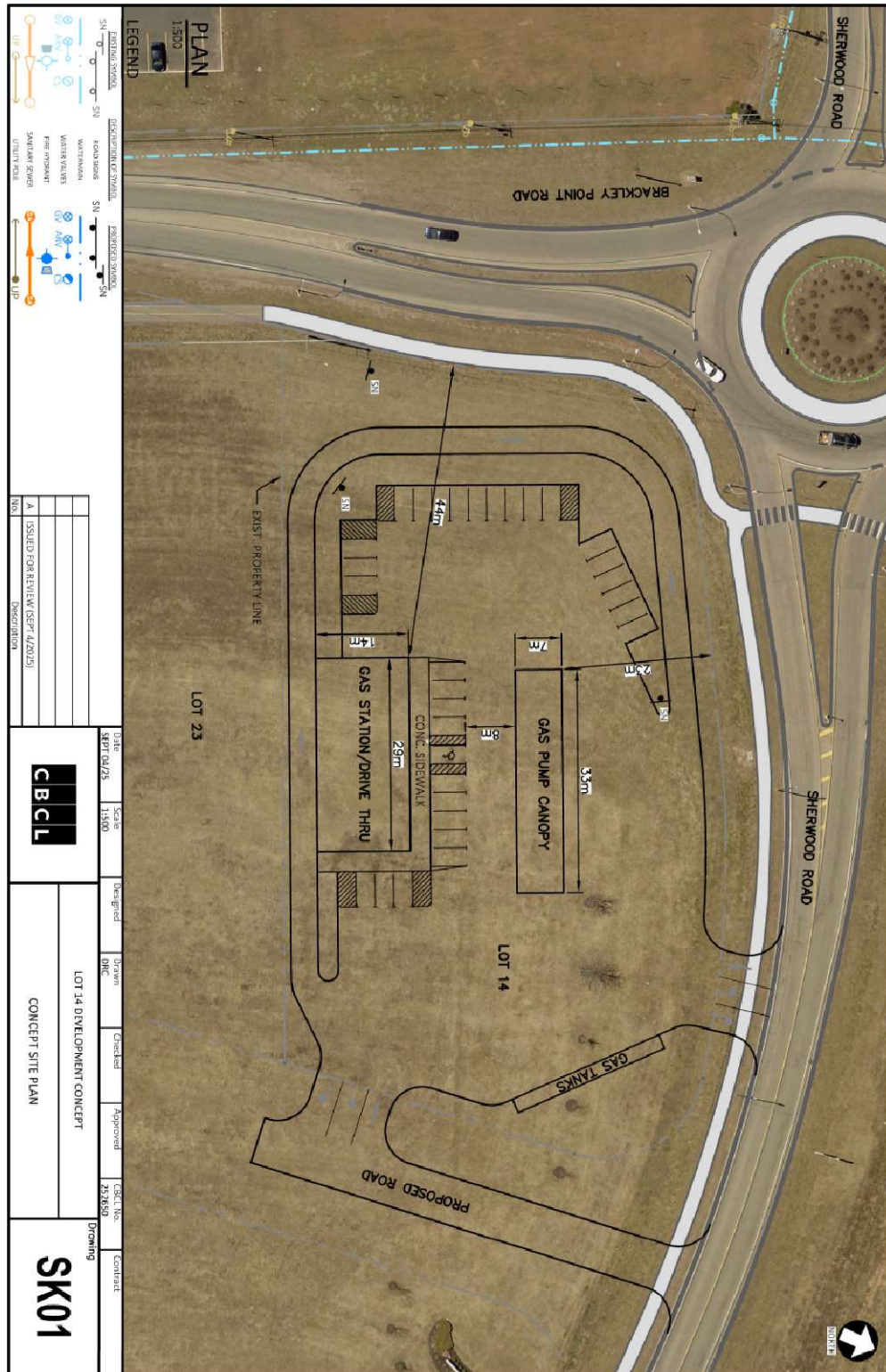


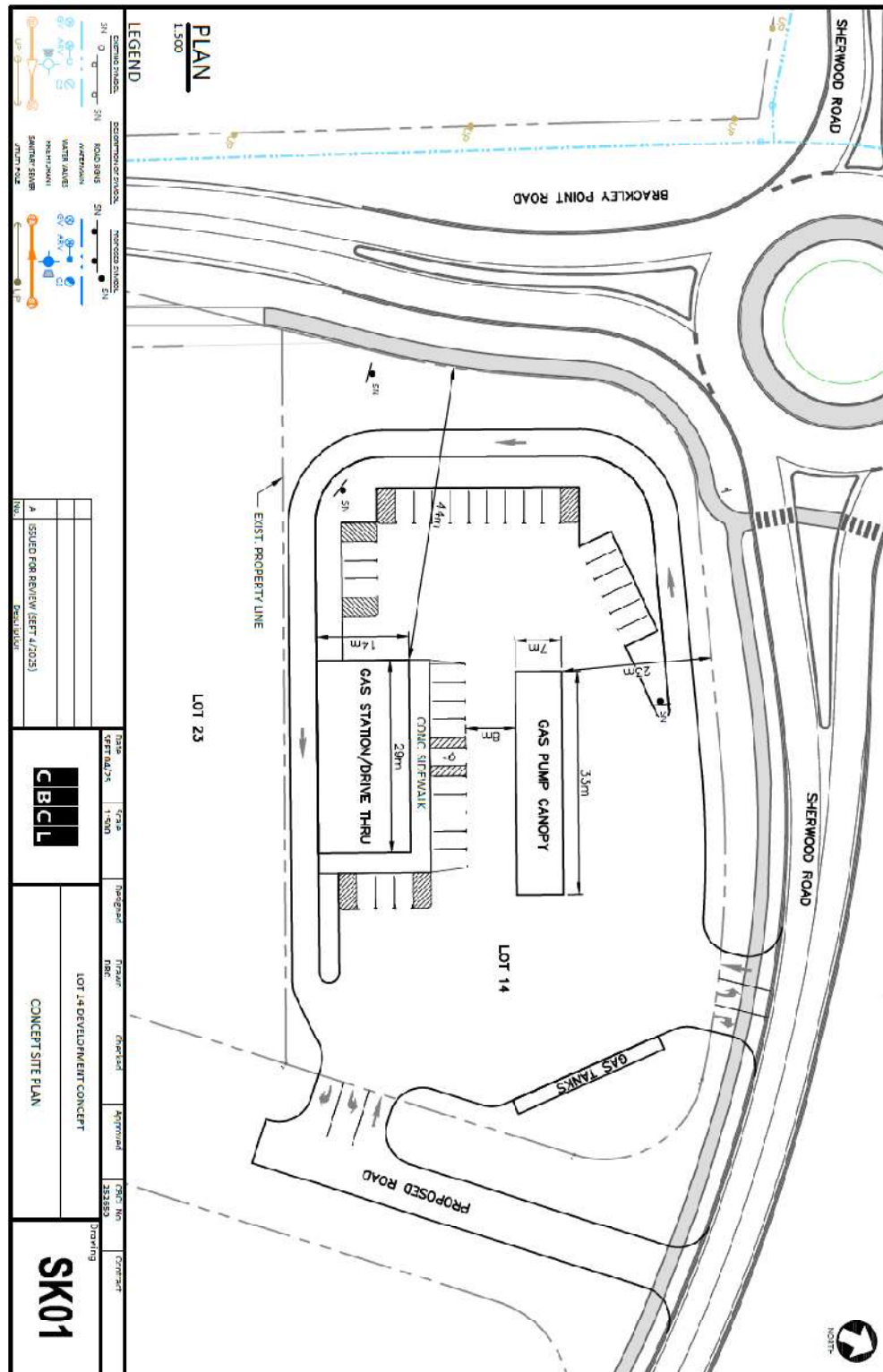
YYG Business Park Phasing Map





Development Overlay on Lot 14 – YYG Business Park







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Letter of Support – YYG Airport



250 Maple Hills Avenue, Suite 132
Charlottetown, PE
C1C 1N2

902-566-7997 (tel)
902-566-7929 (fax)
flyYYG.com

October 29, 2025

Quick-Stop
C/O David Crane
PO Box 761
Charlottetown, PE C1A 7L3

Re: Letter of Commitment and Support – Lot 14 Development Proposal

Dear Mr. Crane,

On behalf of the Charlottetown Airport Authority, I am pleased to confirm our intent to enter into a lease agreement with Quick-Stop for Lot 14 within the Charlottetown Airport Business Park, contingent upon the successful approval of your Retail Petroleum Outlet license application.

This letter serves as both a commitment to lease and a statement of support for your proposed gas station development. We recognize the value this project will bring to the Charlottetown Airport Authority, the Airport Business Park, and the broader community. We believe it aligns well with the Airport Authority's strategic goal of maximizing business development opportunities for our organization.

The development of Lot 14 as a fuel and convenience store offering complements our long-term infrastructure plans and enhances service availability for airport users, tenants, surrounding businesses, and the many people who drive by YYG every day. We are confident this initiative will contribute positively to the overall functionality and appeal of the Business Park while supporting the Airport Authority's financial sustainability.

Should you require any additional documentation or clarification to support your application, please do not hesitate to reach out.

Sincerely,

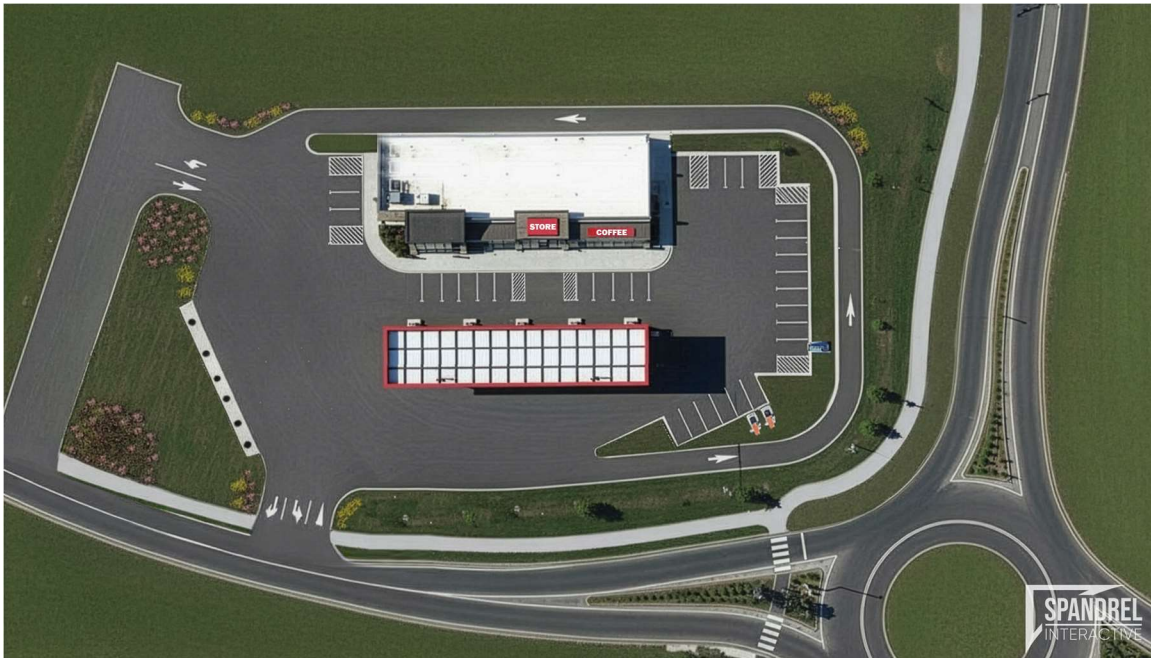
Doug Newson
Chief Executive Officer
Charlottetown Airport Authority

flyYYG.com





Artist Renderings





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PERMITS, APPROVALS AND APPLICATIONS TO DATE

Zoning Information

41 AIRPORT ZONE (A)

41.1 PERMITTED USES

41.1.1 Uses permitted in the Business Park Industrial (M-3) Zone, subject to the Regulations for Permitted Uses for the M-3 Zone;

41.1.2 Airport;

41.1.3 Agricultural and Resource Land Uses;

41.1.4 Bulk Fuel Station;

41.1.5 Forestry Related;

41.1.6 Government Offices;

41.1.7 Heavy Equipment Repair; and

41.1.8 Manufacturing, Heavy.

41.2 REGULATIONS FOR PERMITTED USES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	600 sq. m (6,458.3 sq ft)	700 sq. m (7,534.7 sq ft)
2 Lot Frontage (Minimum)	20 m (65.6 ft)	20 m (65.6 ft)
3 Front Yard (Minimum)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
4 Rear Yard (Minimum)	10 m (32.8 ft)	10 m (32.8 ft)
5 Side Yard (Minimum)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
6 Flankage Yard (Minimum)		7.5 m (24.6 ft)
7 Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

41.2.1 The Gross Floor Area of any Retail Store and Office that is accessory to an industrial activity shall not exceed 49% of the entire use, and this area shall be separated from the industrial activity by a solid partition.

41.2.2 Outdoor Storage of goods or materials shall be permitted only in accordance with the General Provisions for outdoor Commercial or Industrial Uses.

41.2.3 Development in the Airport (A) Zone may be subject to additional regulations of the *Charlottetown Airport Zoning Regulations* (SOR/92-649) under federal authority of the *Aeronautics Act*, R.S.C., 1985, c. A-2 and all amendments thereto.



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40 BUSINESS PARK INDUSTRIAL ZONE (M-3)

40.1 PERMITTED USES

- 40.1.1 Automobile Body Shop;
- 40.1.2 Automobile Sales and Services;
- 40.1.3 Automobile Service Station;
- 40.1.4 Club;
- 40.1.5 Commercial Daycare Centre;
- 40.1.6 Convenience Store;
- 40.1.7 Cultural Establishment;
- 40.1.8 Eating and Drinking Establishment;
- 40.1.9 Educational Institution (private);
- 40.1.10 Educational Institution (public);
- 40.1.11 Equipment Sales, Rental Service;
- 40.1.12 Fire Station;
- 40.1.13 Garden Centre;
- 40.1.14 Greenhouse (private industrial);
- 40.1.15 Hotel;
- 40.1.16 Kennel;
- 40.1.17 Manufacturing, Light;
- 40.1.18 Marijuana Production Facility;
- 40.1.19 Medical, Health and Dental Office;
- 40.1.20 Office;
- 40.1.21 Outdoor Retail Display;
- 40.1.22 Outdoor Storage;
- 40.1.23 Parking Lot;
- 40.1.24 Parking Structure;
- 40.1.25 Personal Service Shop;
- 40.1.26 Place of Worship;
- 40.1.27 Police Station;
- 40.1.28 Recreation or Fitness Centre (indoors);

- 40.1.29 Research and Development Facilities;
- 40.1.30 Retail Store;
- 40.1.31 Retail Store with connected Retail Warehouse, Light Manufacturing or assembly facility;
- 40.1.32 Retail Warehouse;
- 40.1.33 Service Repair Establishment;
- 40.1.34 Storage Facility;
- 40.1.35 Transport Terminal;
- 40.1.36 Transportation Service;
- 40.1.37 Veterinary Services; and
- 40.1.38 Warehouse and/or Distribution Center.

40.2 REGULATIONS FOR INDUSTRIAL AND COMMERCIAL USES

	Interior Lot	Corner Lot
1 Lot Area (Minimum)	600 sq. m (6,458.3 sq ft)	700 sq. m (7,534.7 sq ft)
2 Lot Frontage (Minimum)	20 m (65.6 ft)	20 m (65.6 ft)
3 Front Yard (Minimum)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
4 Rear Yard (Minimum)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
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6 Flankage Yard (Minimum)		7.5 m (24.6 ft)
7 Height (Maximum)	12.0 m (39.4 ft)	12.0 m (39.4 ft)

- 40.2.1 The Gross Floor Area of any Retail Store and Office that is accessory to an industrial activity shall not exceed 49% of the entire use, and this area shall be separated from the industrial activity by a solid partition.
- 40.2.2 Outdoor Storage of goods or materials shall be permitted only in accordance with the General Provisions for outdoor Commercial or Industrial Uses.

- a. The whole of the operation shall be surrounded by a solid Fence not less than 2.5 m (8.0 ft) and not greater than 3.7 m (12.0 ft) in Height, and which is continuous except for gates necessary for access to the operation.
- b. The Fence shall be located at least 6.0 m (19.7 ft) from the Front Lot Line and 1.5 m (5 ft) from the Side and Rear Lot Lines.
- c. Any land not required for entrance and exit driveways and which is located between the Fence and any Lot Line shall only be used for a Landscaped Area.

5.13.2 Outside storage or stockpiling of goods shall not:

- a. Cause a nuisance to adjoining properties by way of dust; and
- b. Be stockpiled higher than the main Building on the Lot and where the Lot has no Building, the stockpile shall be no higher than 6.1 m (20 ft).

5.13.3 Where any property is used for an outdoor industrial operation, including storage or display, such an operation shall be established behind the minimum Setback for Buildings in that Zone.

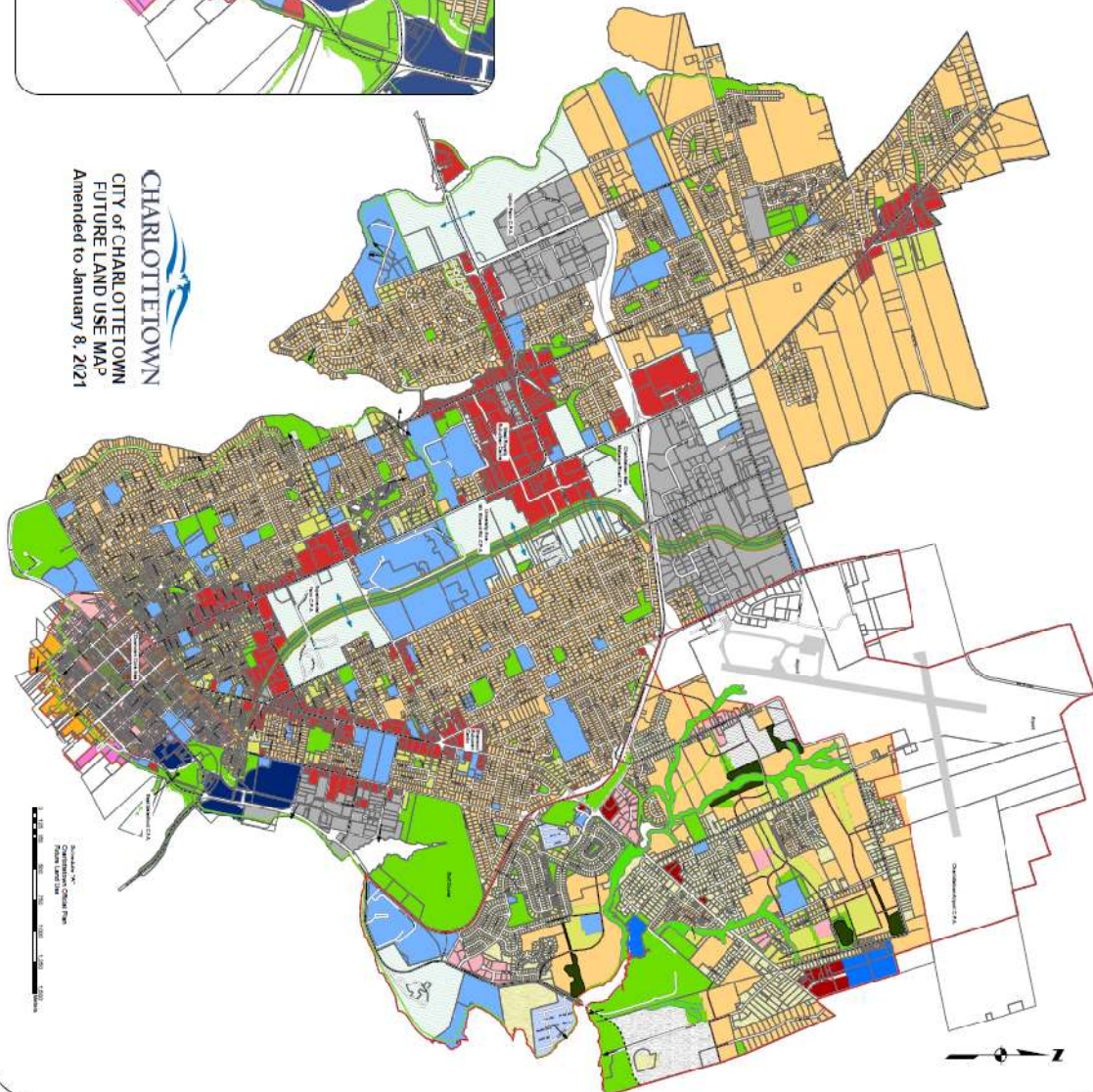
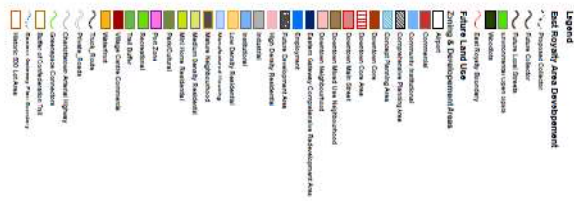
5.14 AUTOMOBILE SERVICE STATIONS AND GASOLINE BARS

5.14.1 Where a Lot is used for an Automobile Service Station, the following requirements shall apply:

- a. The minimum Lot Frontage shall be 38 m (124.7 ft).
- b. The minimum Lot Depth shall be 30 m (98.4 ft).
- c. A pump island shall setback at least 10 m (35 ft) from the Street Line.
- d. A Canopy or roof over a pump island shall meet the minimum Setback required for the main Building, or 5 m (17 ft) from the Street, whichever is less.

5.15 EXCAVATION PIT

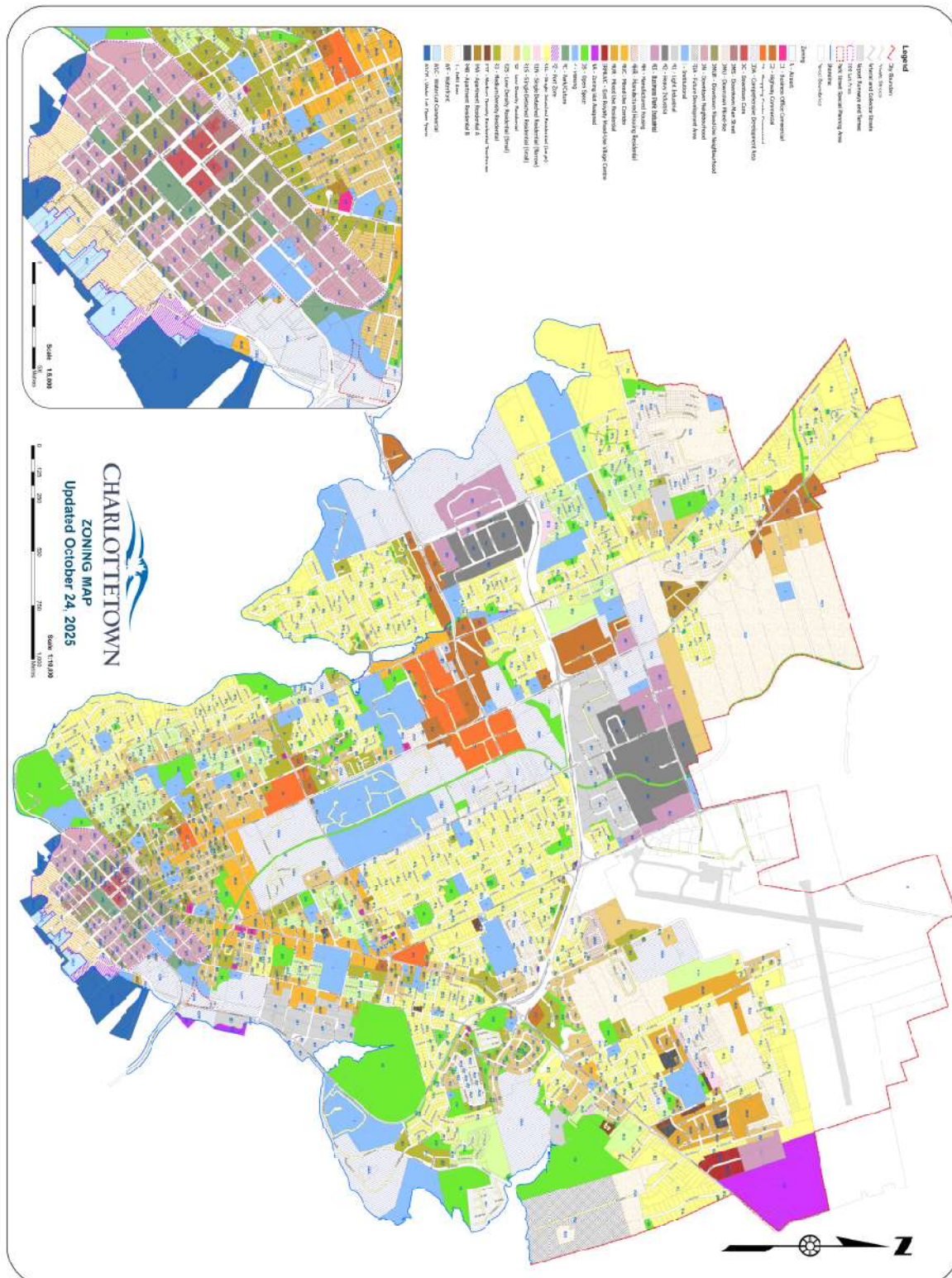
- 5.15.1 No person may strip, excavate, or otherwise remove top soil for sale or use from a Lot or other parcel of land or operate an excavation pit as defined in the *Excavation Pit Regulations* of the *Environmental Protection Act*, R.S.P.E.I. 1988, Cap. E-9.
- 5.15.2 Where a Development Permit has been issued or where a Subdivision plan has been approved, and where there is an excess of soil material other than that required for grading and Landscaped Areas on the Lot, such excess may be removed for use or sale.
- 5.15.3 The Farming of sod in areas other than an Agriculture Zone may be carried on where the Owner of the land has entered into an agreement with the Council for the satisfactory rehabilitation of the land provided it is done in accordance with the *Environmental Protection Act*, R.S.P.E.I. 1988, Cap. E-9, and its regulations, as amended from time to time.
- 5.15.4 The City may enter into an agreement for the removal of excess soil material or the infill of a Lot or the dumping of material and place any requirements it deems necessary to protect adjacent land or the environment provided the work is done in accordance with the *Environmental Protection Act*, R.S.P.E.I. 1988, Cap. E-9, and its regulations, as amended from time to time.





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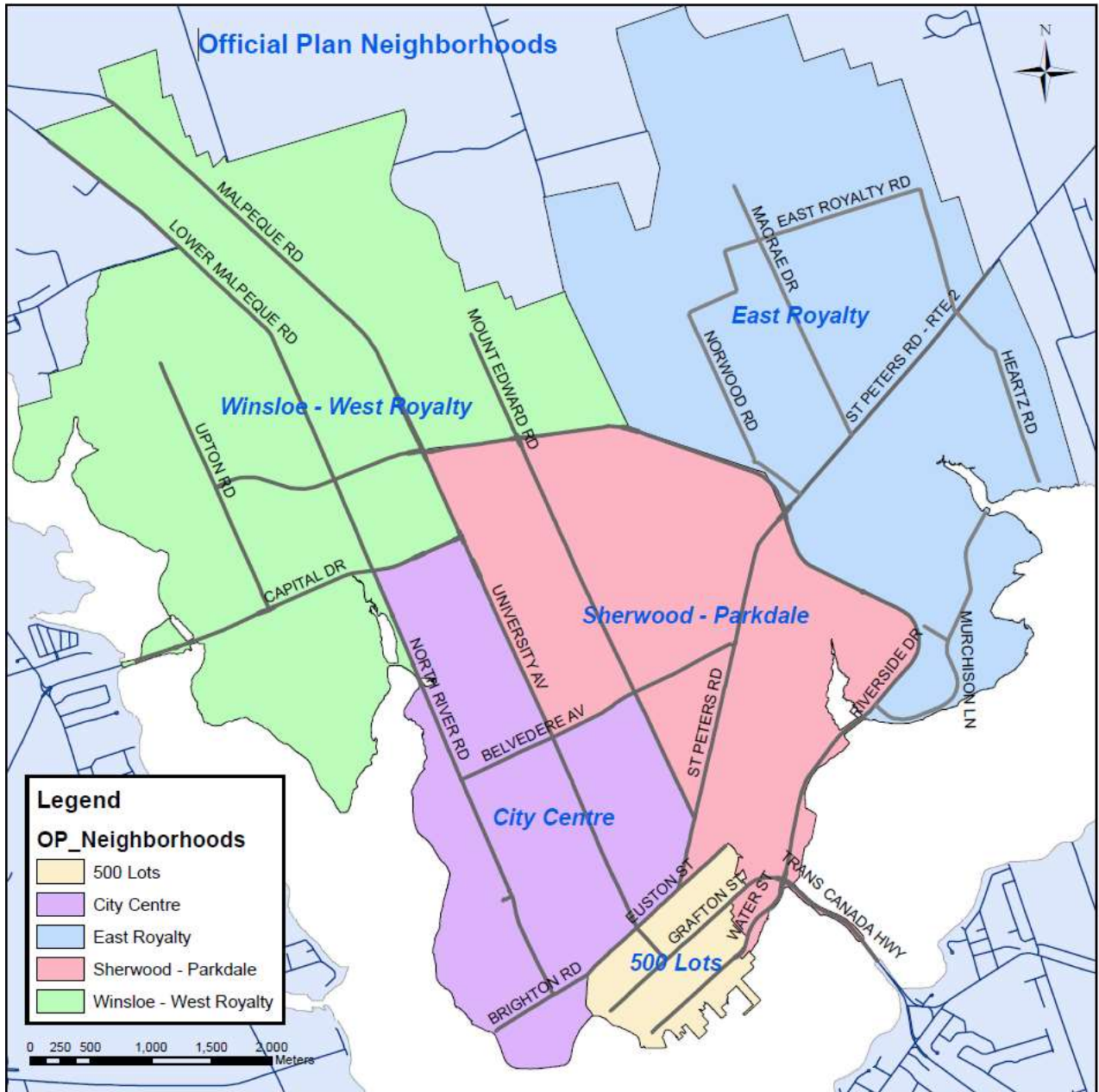
Zoning Map of Charlottetown





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Charlottetown Official Plan Neighborhoods





QuickStop

www.quickstop.ca

Zoning Use Inquiry



Permit #	114-ZIN-25
File #	25-1070
PID #	134114
Zone	A

Planning Department

Mailing Address P.O Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9
Contact information Phone 902-629-4158 | Fax 902-629-4156 | planning@charlottetown.ca | www.charlottetown.ca

ZONING USE INQUIRY

Information from Planning & Heritage Department Files. No physical inspection of the property has been performed.

Contact Information	Name: Key Murray Law Address: 80 Grafton Street Suite 200 Phone: (902) 894-7051 Email: ryan.macdonald@keymurraylaw.com
---------------------	--

Property Information	Property Location/Civic Address: PID# 134114 Sherwood Rd Property Owner:
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Identified Use(s) of Property:	
Type of Application: BASIC (Zone and Permitted Uses only)\$100	
Zoning Inquiry Information	
1. Property is zoned: A	
2. Located in 500 Lot Area: (Must comply with Design Standards of the Zoning and Development Bylaw)	No
3. Designated Heritage Resource: (Must comply with Design Standards of the Zoning & Development Bylaw and the Charlottetown Heritage Preservation Bylaw)	
4. Conformity of Land Use(s) Listed by Applicant:	
Comments:	
1.	The property is located in the Airport (A) Zone, and the uses and regulations of the A Zone are attached.
Please be advised that this reply relates solely to the matter of compliance of the identified use of the property with the City of Charlottetown Zoning and Development By-law and does not relate to other applicable municipal, provincial or federal laws, codes, or regulations, including fire code and minimum life safety requirements.	

Reviewed By

Development Officer: Sonia Kamal

Date: 2025-11-21

Name

Signature

Property Information	File#: 25-1070 Permit #: 114-ZIN-25 Property Address: PID# 134114 Sherwood Rd
----------------------	---



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MANAGEMENT AND OPERATIONS

Quick-Stop Bios

David Crane
President & Owner
Quick-Stop
Stratford & Souris, PE
<http://www.quickstop.ca>
david@quickstop.ca

David Crane is a Professional Engineer with over 17 years of experience working in Canada's energy sector. He has held senior roles, including Senior Drilling Engineer and Drilling Superintendent, with one of the country's most active operators.

In 2019, David embraced entrepreneurship by acquiring a Petro Canada gas station in Stratford, PE- an opportunity that also allowed his family to return to their home province. He has since expanded operations through acquisition of a second Petro Canada gas station in Souris, PE, operating both locations under the Quick-Stop Convenience brand.

Actively involved in daily operations for over six years, David leads a growing team of 25 staff and managers, setting new standards for customer experience and community engagement within the island's convenience store sector. He remains deeply committed to supporting local initiatives through donations and sponsorships to schools, sports teams, and community organizations across PEI.

David's passion for the industry began early, growing up in his family's service stations in Montague, Murray Harbour, and Albion. Those experiences shaped his appreciation for small-business values, genuine customer service, and the role local businesses play in building strong communities.

Bob Carmichael
President & Owner
Cornwall Quick-Stop
Cornwall, PE
bobcar@peiqs.ca

Bob Carmichael: With over four decades of experience in Prince Edward Island's service industry, Bob brings extensive expertise in retail operations, customer service, and business development. For more than 25 years, he has been a respected leader in the Island's retail fuel sector-managing, building, and operating successful gas stations and convenience store locations.

Bob began his career as General Manager of a corporately owned Esso site in Charlottetown, where he gained first-hand experience in large-scale retail management. He later transitioned into ownership, developing his first independent site in Cornwall. Over the next two decades, Bob expanded his operations to include a new build in Stratford and an acquisition in Souris, successfully operating all three sites concurrently.

Throughout his career, Bob has negotiated fuel supply agreements with four major branded wholesalers and overseen every stage of site development-from land acquisition and design to construction and daily operations. Serving as general contractor on two high-volume builds, he has developed a reputation for quality, efficiency, and community-minded business practices.

His deep industry knowledge, proven track record, and commitment to operational excellence makes him a trusted and valued business leader and community member.



www.quickstop.ca

North Sun Fuel Supply Commitment



October 3, 2025

Attention: David Crane and Bob Carmichael

Re: New Site to be located at Charlottetown Airport, PEI
PID 134114 – Lot 14 – Corner of Brackley Point Road and Sherwood Road, Charlottetown, PEI

North Sun Energy Inc. as general partner of North Sun Energy Limited Partnership would like to confirm that should a licence be granted by IRAC to construct a new gas station at the above reference site, we would be very interested in discussing the option to enter into a fuel supply agreement and Petro-Canada branding for the new site.

If there is any further information we can provide, please do not hesitate to reach out.

Yours sincerely

NORTH SUN ENERGY INC. as general partner of
NORTH SUN ENERGY LIMITED PARTNERSHIP

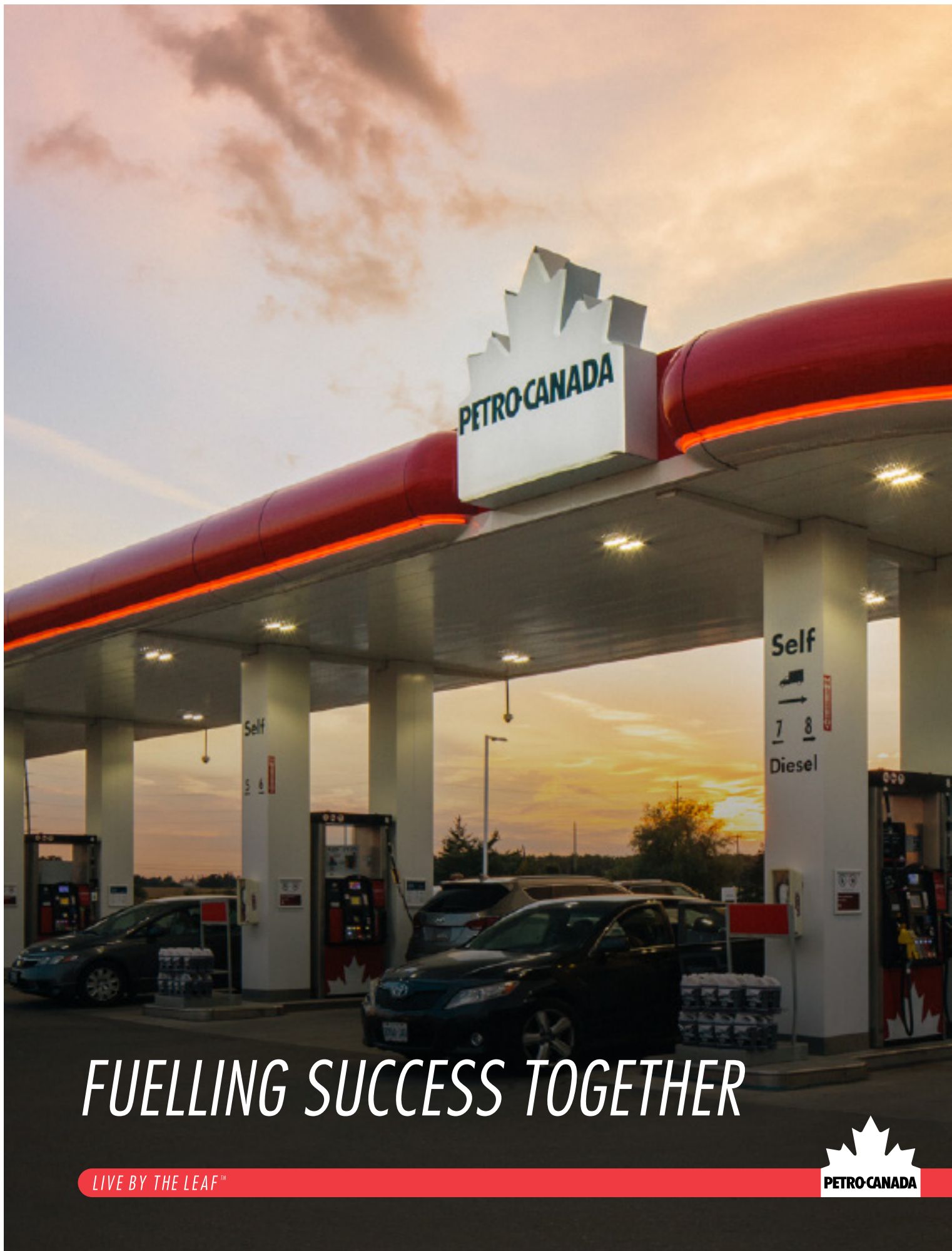
David Button
President



QuickStop

www.quickstop.ca

Petro-Canada Dealer Brochure



FUELLING SUCCESS TOGETHER

WHAT'S INSIDE

3 - 4..... **Partnerships**

Become a Petro-Canada™ Gas Station Owner

5..... **How it Works**

Support for Petro-Canada™ Gas Station Owners

6..... **Indigenous Relationships**

Partnering with Indigenous Businesses and Communities

7..... **Store Planning**

Petro-Canada™ Convenience Store Planning

8..... **Car Wash**

Petro-Canada™ Car Wash Program

9..... **Rewards**

Petro-Canada™ Rewards Programs



SUCCESS IS FUELLED WITH THE RIGHT PARTNERSHIPS

Become a Petro-Canada™ Gas Station Owner

LIVE BY THE LEAF™

PETRO-CANADA

First of all, thank you.

We're honoured that you're considering us as your retail partner. We don't take your interest for granted.

Like all partnerships, you want to know who you're working with. Let us tell you more about Petro-Canada and how we can help you grow your business.



Why Petro-Canada?

An iconic Canadian brand

Canadians have known and trusted us to keep them moving since 1975. With locations from coast to coast – including more than 1,500 retail stations, over 300 Petro-Pass™ locations and 50 wholesale distributors – your customers will arrive at your location already feeling confident in the service and quality they'll receive.

Here to help you succeed

We want your location to grow. It's why you'll always have an Account Manager to support you. They'll even help with site development and store planning. Our loyalty programs (e.g. Petro-Points™, SuperPass™ and the RBC-Petro-Canada program) are best in class, enticing customers to return to your location. We also invest in national marketing campaigns to raise the profile of all locations.

Reliable partners

Petro-Canada is proudly owned by Suncor, which means we're not a reseller. We operate at all levels of the supply chain—from responsible extraction right to the pump—so you can count on quality fuel, reliable deliveries and safety at every turn.

LIVE BY THE LEAF

More than just a fuel brand,
we have a commitment and
responsibility to Canadians.
To keep them moving, to
ensure they can trust us to
care about them and their
communities, and to put
people first.

It's why we celebrate
diversity across the country.

It's why we built Canada's
Electric Highway.

And it's why the safety
of our people and those
we serve is at the core
of what we do.

We're inspired by Canadians. It's why we invest
in initiatives like these.



Fuelling Athlete and Coaching Excellence (FACE™)

Our FACE program supports aspiring Canadian Olympic
and Paralympic athletes and their coaches.



Petro-Canada CareMakers Foundation™

Our CareMakers Foundation supports Canadians that are
committed to caring for their loved ones every day.



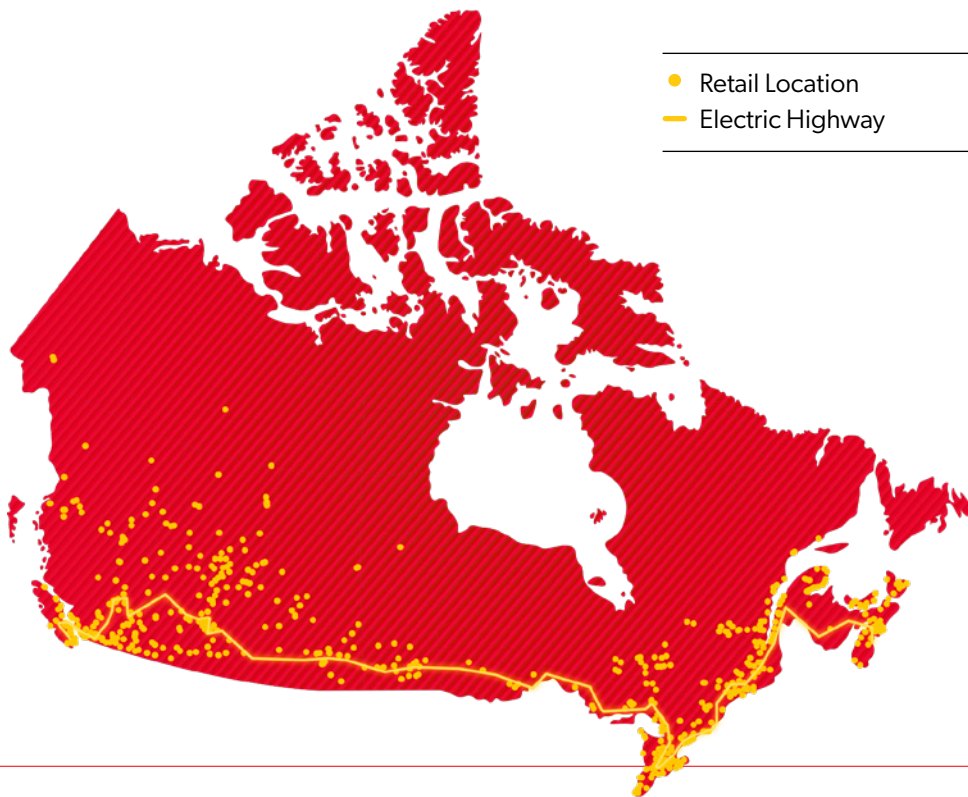
Indspire | We offer bursaries to Indigenous high school
and university students through the Indspire organization,
which invests in the education of Indigenous people
across Canada.



Canada's Electric Highway™ | We built Canada's first
coast-to-coast EV fast charge network to help Canadians
with electric vehicles get to where they want to go.

You're in good company

Join the number-one most trusted and recognized
fuel brand in Canada.



It's your turn to introduce yourself.

Contact a representative today or apply online at bit.ly/become-an-independent-owner

WE'RE HERE TO HELP

Support for Petro-Canada™ Gas Station Owners

LIVE BY THE LEAF™

PETRO-CANADA

Like you, we want your business to start strong and to keep growing. It's why we're ready with the tools you need to help you create connections and build loyalty.

A lot goes into planning, designing and developing your retail site – and your Petro-Canada Representative will be with you, every step of the way. With your vision and your rep's expertise, you'll discover what works best for your site and how you can best serve your customers.

Our team will assist you through the design process for your site, including reviewing your site plans and drawings.

How we support your operation

After your site is up and running, we're still here for you. Your rep will visit regularly to get your feedback, and to share best practices for leading in sales, service and safety.

In addition to ongoing support from your representative, you'll also get:

- Training programs – self-guided e-Learning modules, with both in-person and virtual, instructor-led sessions – to help you optimize your business
- Safety standards and emergency response procedures for everyone's peace of mind

- An Associate Support Centre for help whenever you need it; you can call toll free, 24/7
- Tools to help you build loyalty and enhance customer experience
- Service feedback from Mystery Shoppers and guest surveys

Mystery Shopper Program details

- Twelve visits per year to help you assess customer experience
- Shoppers anonymously evaluate everything from pumping fuel to purchasing in store
- Third-party evaluations include an easy-to-use online portal where you can track your performance over time and seek personalized areas of opportunity



Petro-Canada is a Suncor business
™ Trademark of Suncor Energy Inc. Used under licence.

SUCCESS BEGINS WITH WORKING TOGETHER

Partnering with Indigenous Businesses and Communities



PETRO-CANADA

We know that the trust and support from Indigenous stakeholders and communities are foundational to our entire business.

One of the ways we're earning that trust is by supporting our Indigenous Associates in their efforts to build healthy, successful communities across Canada.

We are on a Journey of Reconciliation.

We are progressing the way we think and act to build mutual trust and respect with Indigenous Peoples. This includes listening, learning, having new conversations and being open to new perspectives. One of the ways we approach this work is by partnering with Indigenous businesses and communities. We've developed several Petro-Canada™ locations with Indigenous partners in Indigenous communities across Canada. We also support Indspire, an Indigenous-led program to enrich Canada through Indigenous education and training.

We recognize the unique legal and constitutional rights of Indigenous Peoples.

We recognize the significance that the land holds.

We recognize the land is significant. We are committed to making environmentally conscious decisions now and into the future.

We support social well-being in Indigenous communities through long-term initiatives.

Our support includes the following organizations and programs:

- Indspire & the Indspire Institute
- NAABA – Northeastern Alberta Aboriginal Business Association
- CCAB – Canadian Council for Aboriginal Business
- AHRC – Aboriginal Human Resources Council
- Banff Centre Aboriginal Leadership Program
- IAAW – The Institute for the Advancement of Aboriginal Women
- Reconciliation Canada
- Bridges Social Development

FIND WHAT'S IN STORE

Petro-Canada™ Convenience Store Planning

LIVE BY THE LEAF™

PETRO-CANADA

Our Convenience Store (C-Store) team is ready with the tools you need to plan, design and equip your store to optimize sales.

Store Planning and Layout

We'll help you determine the best layout, product selection and merchandising for your location. Our C-Store team looks at local market demographics to help you choose the right design and merchandise mix to maximize growth.

Merchandizing Quotes and Supplier Support

To make the process easy, your team will provide you with all of the quotes from authorized suppliers.

Coordinate Store Setup

As you approach the big day, our team is available to help you prepare opening orders, schedule deliveries and oversee on-site installation and setup.

After-Opening Support

If anything comes up, feel free to call our team. They're happy to answer questions and help you resolve challenges.

Associate Supplier Program (ASP)

When your customers make select purchases from our approved suppliers, you're eligible for an annual rebate, ranging from 1% to 5%.

1. Financial Rewards

- Tiered rebates ranging from 1% to 5% on all eligible purchases from approved ASP suppliers
- Additional 2% waste rebate for eligible confectionary purchases
- No annual fee payment required

2. Value-Added Promotions and Advertising

- Nationwide promotional programs that drives traffic to your store. Professional marketing materials, distributions, and exclusive products and programs
- 10 ASP promotional periods, including Signage and Deal Costing

3. Purchasing Power of Over 1,500 Sites Nationally

- Leverage Petro-Canada's national purchasing power with our wholesale distributors and Vendors

MAKE YOUR LOCATION SHINE

Petro-Canada™ Car Wash Program

PETRO-CANADA

Join the Petro-Canada™ car wash program and set your location up for success. With our cutting-edge technology, proven programs and dedicated support, you'll attract more customers and drive new business. See how this program can make your location shine.

Participation in the leading car wash network

Petro-Canada is the Canadian car wash market leader. With over 260 car washes we continue to focus on growing our network and brand. As part of the Petro-Canada Car Wash Network, you will benefit from our services, buying power and reach to attract new and existing customers to your site.

Turnkey product offering & digital experience

The Petro-Canada car wash program has a strong, loyal customer base with established card products like **Wash & Go** cards, **Season Pass** cards and individual tickets that can be purchased in store or virtually. By participating in the program, you will incentivize those customers to be loyal to your location, too. Your participation will also be added to the Petro-Canada website and Petro-Canada mobile app, helping customers find your location.



Wash & Go Card

Our Petro-Canada Wash & Go card comes pre-loaded with 5 of our best car washes, which include all car wash options. It also provides access to the car wash — simply tap to enter.

Benefits:

- Use at any SuperWash or GlideWash
- Free vacuum with every wash
- Tap card (or app) at car wash entrance



Season Pass Card

This card allows customers to wash their car once a day, every day for 90 days. After 90 washes, they can reload 30 to 360 daily washes.

Benefits:

- Free vacuum with every wash
- Use at any SuperWash or GlideWash
- Tap card (or app) at car wash entrance

Benefit from extensive promotional activity & collateral

Petro-Canada runs several campaigns and promotions to support the car wash program. As part of the program, you'll benefit from all of these activities, helping drive your business forward.

Investment in loyalty program and database

By participating in the car wash program, you can continue to grow your investment in the Petro-Points program and take advantage of partnerships with [Canadian Tire Triangle Rewards](#) & [RBC](#).

Access to Petro-Canada's buying power

Taking part in the car wash program means you get the benefits of Petro-Canada's partnerships with preferred service providers. From purchase to delivery, you can streamline your operation.



Get the support you need

Feel like a lot to take in? Don't worry—as part of the program, Petro-Canada's Car Wash Team will be behind you every step of the way to make sure everything runs smoothly.

BUILD LOYALTY. CREATE CONNECTIONS.

Petro-Canada™ Rewards Programs

PETRO-CANADA

We want to help you attract customers and retain them for the long haul. That's why we've built a number of loyalty programs and partnerships.



Petro-Points™ Program

Petro-Points gives you access to millions of Canadians who shop more frequently and spend more at Petro-Canada. With nearly every Petro-Canada fuel and convenience store purchase, your customers earn Petro-Points to redeem for rewards they want, like fuel savings, car washes and more.



Petro-Canada App

We're innovating with our customers' needs in mind. With our new mobile app, customers have one less card to carry. Now they can earn and redeem Petro-Points with their phone.



RBC® Card Program

When customers link their Petro-Points card to their eligible RBC® debit and credit cards online, they can save 3¢ per litre on fuel and earn 20% more Petro-Points.



Preferred Price™ Cards

Each Preferred Price card is loaded with a specific cent per litre savings and a specific number of litres, so guests are able to enjoy instant and on going savings until the card value is depleted.



Petro-Canada Gift Cards

Petro-Canada gift cards are available in various denominations. Customers can use them to purchase fuel, snacks and other items at all Petro-Canada locations across Canada.



SuperPass™ Commercial Program

SuperPass is a one-card solution that lets fleet managers control costs, track fuel spend and create custom reports. Cards have PIN-enabled security and 24/7 account access.

Associate Supplier Program

As a member of the Associate Supplier Program (ASP), you'll benefit from:

- Increased Buying Power: Leverage Petro-Canada's national purchasing power with wholesale distributors and suppliers
- Full-Service Wholesale Delivery: Simplify ordering with access to full-service wholesale delivery and an assortment of products available
- Value-Added Promotions and Advertising: Participate in Petro-Canada's national promotional calendar designed to drive traffic and enhance sales growth
- Preferred Costing for special offers each promotional period
- Bonus Petro-Points on store promotions
- Exclusive Promotions and programs
- Financial Rewards: Earn 5% financial reward on all non-tobacco ASP purchases†



Loyal Members Spend More

 Petro-Points Redeemers	← 4X spend!
 Linked Petro-Points Members	← 3.25X spend!
 Petro-Points Members	← 3X spend!
 NON-Petro-Points Members	

®RBC and Royal Bank are registered trademarks of Royal Bank of Canada. Used under licence.
†Minimum annual purchase amount required before financial incentives are paid out.

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*WE'RE EXCITED
FOR THIS JOURNEY
TOGETHER.*



It's your turn to introduce yourself.

Contact a representative today or apply online at bit.ly/become-an-independent-owner



QuickStop

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CONSULTANT REPORT – PETHEL CONSULTING MARKET STUDY