



Notice of Appeal

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

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

NOTE:
 Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of Charlottetown (name of City, Town or Community) on the 13th day of August, 2024, wherein the Minister/Community Council made a decision to deny the Application to rezone the property located at 20 Ralden Ave.

(attach a copy of the decision).

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

Due to the vote being 5-4, and a member of the Council leaving just prior to the vote, I feel this one vote may have made a difference in the out come of the decision. This Property has always been zoned for light Industrial and this small business of repairing vehicles should fit. We are not planning for a Convenience Store or Gas Station. Planning Staff recommended approval of the Application.

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

We would like the decision to be reconsidered and approved. We have presented a list of residents in the neighborhood that had no objections to the Auto Repair Shop being located there. The only issue with them was the currant (before I purchased) look of the Property. This has now all been cleaned up and an appealing looking fence will be added.

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

Name(s) of Appellant(s): <u>Philip Jamieson</u> Please Print	Signature(s) of Appellant(s): <u><i>Philip Jamieson</i></u>
Mailing Address: <u>313 Euston Street</u>	City/Town: <u>Charlottetown</u>
Province: <u>PEI</u>	Postal Code: <u>C1A 1X8</u>
Email Address: <u>bluebreeze180@gmail.com</u>	Telephone: <u>902 626-5514</u>

Dated this 30th day of August, 2024.
day month year

IMPORTANT

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

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

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

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TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of CHARLOTTETOWN (name of City, Town or Community) on the 13 day of AUG, _____, wherein the Minister/Community Council made a decision to Denigh the Application For Mechanic Shop For JO RALDEN AVE

(attach a copy of the decision).

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

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WE SEEK RE CONSIDERATION AND APPROVAL PLEASE

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

Name(s) of Appellant(s): CHRIS WILLISTON Signature(s) of Appellant(s): Chris Williston
Please Print

Mailing Address: 67 LOWER MARSHFIELD RD City/Town: CH-TOWN

Province: P.E.I Postal Code: C1C 0J9

Email Address: WHAKFRAT7@HOTMAIL.COM Telephone: (902) 393-4970

Dated this 28 day of AUG, 24 year

IMPORTANT

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

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

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

August 30, 2024

To: Whom it may Concern

Re: Property located at 20 Ralden Ave.

The building on the property at 20 Ralden Avenue was built as a Garage by the owner in the 1960's and used as a Garage for Creed's Petroleum until it was sold in 2012 to Bob Coughlin. He then used it to run his business Bob Coughlin Heating Inc. Bob was a licensed Mechanic and did Mechanic work on vehicles here. He also had a Mechanical Inspection License issued by the PEI Government. License #132.

Sincerely


Philip Jamieson

Property Owner



Mailing: P.O. Box 98, 70 Kent St, Charlottetown, PE, C1A 7K2
 Tel: 902-629-4158 Fax: 902-629-4156
 Email: planning@charlottetown.ca Website: www.charlottetown.ca

For Office Use Only	
File #:	<u>24-717</u> Zone: <u>R2</u>
Permit #:	<u>006-SSE-24</u> Permit Fee: <u>\$20000 Cheque</u>
PID #:	<u>396937</u> Received: <u>June 5/24</u>

REZONING & AMENDMENTS APPLICATION

1. TYPE OF WORK

Rezoning including O.P. Amendment Rezoning not including O.P. Amendment Bylaw Amendment

2. CONTACT INFORMATION

APPLICANT
 Name: Chris Williston Address: 67 Lower Marsfield Rd
 Phone: _____ Cell: 902-393-4970
 Email: wharfkat72@hotmail.com Postal Code: C1C-0J9
wharfkat72@hotmail.com

OWNER
 Name: Philip Jamieson Address: 24 Garfield St.
 Phone: 902 368-3887 Cell: 902 626-5514 Charlottetown PE
 Email: bluebreeze180@gmail.com Postal Code: C1A 6A5

3. PROJECT INFORMATION

Project Location: 20 RALDEN AVE CH-TOWN
 Project Description: Looking to put mechanic shop in please.
 Present Zone: R2 Proposed Zone: Commercial
 Present Official Plan _____ Proposed Official Plan _____
 (O.P.) Designation: NON LEGAL CONFORMING (O.P.) Designation: AUTO MECHANIC
 Present Use: Plumbing & Heating Proposed Use: Fixing Cars
 Other: _____

4. RATIONALE (Please briefly explain the rationale for the request to rezone. Include attachments if necessary.)

Looking to get rezoned to put mechanic shop in
There is a need for auto mechanic shops as there is
usually a 2 or 3 week wait to get into one.

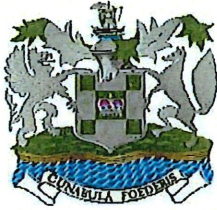
5. APPLICATION REQUIREMENTS

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Application Form with Fees | <input type="checkbox"/> Legal Description and Plot Plan | <input type="checkbox"/> Other Drawings | <input type="checkbox"/> Permission from Owner |
| <ul style="list-style-type: none"> • Rezoning: \$2000 per PID • Official Plan Amendment: \$1500 per PID | <ul style="list-style-type: none"> • Showing location of property to be rezoned. | <ul style="list-style-type: none"> • Any relevant drawings of proposed development. | <ul style="list-style-type: none"> • If Applicant is not the property Owner, Owner must grant permission to apply. |

6. DECLARATION & SIGNATURE

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

SIGNATURE OF APPLICANT: Chris Williston DATE: APR 24 / 24



CITY OF CHARLOTTETOWN RESOLUTION OF COUNCIL

2024-COCR-0179

(DK Jankov, Councillors Beck, Ramsay, McAleer's McCabe in favour) 3-4 (Councillors Muirhart, Tweed, Doiran is in opposition, Councillor Bernard absent)

Planning & Heritage
#3

MOTION CARRIED _____
MOTION LOST _____

Date: August 13, 2024

Moved by Deputy Mayor *Alanna Jankov* Alanna Jankov

Seconded by Councillor *Julie McCabe* Julie McCabe

RESOLVED:

That Council deny the request for a site-specific exemption in the Low Density Residential (R-2) Zone of the Zoning & Development Bylaw as it pertains to 20 Ralden Ave (PID# 396937) to allow for the existing building (325 sq m) on the subject property to be used as an automotive repair shop and that an automotive repair shop be added as an additional permitted use to the zoning that applies to the subject property.

For Mechanic Shop @ 20 Ralden Ave.

<u>Name:</u>	<u>Address:</u>	<u>Date:</u>	<u>Yes/No</u>
Ricardo Hincapié	18 Ralden Av	Apr 20	yes.
Hanna	16 Ralden Av	Apr 20	yes
Paula Jim	13 Ralden	Apr 23	yes
Mikaila Dennis	10 Ralden	April 20	Yes.
Jason Kerp	8 Ralden	April 20	Yes
Chris Farrell	5 RALDEN	APR 20	yes
Logan Doiron	7 Ralden	April 20	Yes
Marlene Rebichand	9 Ralden	Apr. 20/24.	Yes.
ADRIAN BENSLEY	15 RALDEN	April 20/24	yes-
Kory Gregory	23 MacAusland	April 24/24	yes
Jain Aisenault	27 MacAusland	April 24/24	yes

Thank you!

CITY OF CHARLOTTETOWN

RECEIPT

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

Receipt Number: 24-00624

Associated Location: 20 Ralden Ave

Payment Date: 6/5/2024

Payment Amount: \$2,000.00

Payment Method: Cheque #002184

Payer Name: Chris Williston

Payer Address: 67 Lower Marshfield Rd, Marshfield, PE C1C 0J9

Cashier Name: Melissa Kitson

TYPE	DESCRIPTION	REVENUE CODE	AMOUNT
Project 20 Ralden Ave	Site Specific Exemption	010-6100-41020-0000	\$2,000.00
Total Amount			\$2,000.00
Total Amount Paid			\$2,000.00