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

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Appeal process is a public process.

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TAKE NOTICE	that I/we hereby	appeal the	decision i	made by	the Minister	responsible fo	or the adminis	stration of
various developme	ent regulations of	the Planni	ng Act or	the Mur	nicipal Council	ofCity	of Charlottetov	wn
(name of City, Tov	vn or Community) on the	6th da	y of		,2024		ne
Minister/Communi	ty Council made	a decision t	oissue Bu	ilding ar	nd Developme	ent Permit 245	5-BLD-24	
(Development Pe	rmit aspect only)	to Brighton	Construct	ion to al	low renovation	n of the forme	er Confederati	on
Centre Library an	d the addition of	a Pavillion.				(8	attach a copy of th	e decision).
AND FURTHER Act, the grounds for the proposed D	or this appeal are	as follows:	(use separa	te page(s)	if necessary)			anning
residents in the v	ricinity, contrary t	o s. 3.3.8(e)	of the Cit	y's Zoni	ng and Develo	pment Bylaw	<i>'</i> ;	_
- The City failed to	o follow the proce	ess set out i	n its bylaw	s, includ	ding the duty of	of procedural	fairness;	_
- The City failed to	o make a decisio	n in accorda	ance with s	sound pl	anning princip	oles;		_
- Such further and	d other grounds a	s may be re	evealed un	on full r	eview of the re	ecord produce	ed by the City	_
The Appellants re			·			issuance of th	 ne	_
	•	ommission a	allow this a	ippeal a	nd quash the	issuance of tr	ne 	_
Development Per	mit.							_
								_
								_
EACH APPELLAI Name(s) of Appellant(s): Vict	oria Row Mercha			ure(s) o		sheets as neo	essary)	_
Mailing Address:	c/o Key Murray	Law, 80 Gra	afton St.		City/Town:	Charlottetow	/n	
Province:	PE				Postal Code:	C1A 7L9		_
Email Address:	iain.mccarvill@	keymurrayla	w.com	_		902-436-485	1	_
Dated this 26 day	th day of	November	,	2024 year	<u>.</u>			

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.



Permit #	245-BLD-24
File #	24-861
PID#	340422
Zone	PC

Mailing Address
Contact information

Mailing Address P.O Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9

Phone 902-629-4158 | Fax 902-629-4156 | planning@charlottetown.ca | www.charlottetown.ca

BUILDING & DEVELOPMENT PERMIT

POST THIS IN A CONSPICUOUS LOCATION DURING CONSTRUCTION

This document certifies that <u>Brighton Construction</u> of <u>99 Pownal Street</u>, <u>Charlottetown</u>, <u>PE C1A 3W4</u> has a Permit to <u>Renovation to the former Confederation Library and Addition of Pavilion</u> at the location of <u>145 Richmond St</u>.

Approved Plans Information

Drawing No.:	Prepared by:	Submittal Date:		

Provided that the person accepting this permit shall in every respect conform to the City of Charlottetown Zoning & Development Bylaw, The Building Code Bylaw, and any other provisions set by the City of Charlottetown.

Any violation of the terms or conditions listed below may be deemed cause for revocation of this permit.

	Division	Condition
1.	Zoning & Development	An Occupancy Permit is required prior to occupying the building.
2.	Zoning & Development	The Applicant must ensure the area surrounding demolition activity is protected and kept secure from illegal or unauthorized access. Ensure sidewalk is closed and direct pedestrian traffic with signage to use the other side of the street.
3.	Zoning & Development	The applicant must ensure alignment with all non-City policies, including Provincial and Federal requirements.
4.	Zoning & Development	The proposed renovation within the existing building is permitted as per the plans prepared by Abbott Brown titled 'Revitalization - Phase One', dated January 26, 2024.
5.	Building	All work shall be done in accordance with the Building Code Bylaw and the 2020 National Building Code of Canada (NBC) for plans provided and agreed amendments.
6.	Building	Part 8 - National Building Code - Safety Measures at Construction & Demolition sites to be followed. This includes protection of site & public and Fire Safety measures as per 5.6 of the National Fire Code.
7.	Building	Fire Protection and Life Safety Protection - Integrated Systems Testing is required at time of final inspection, before occupancy permit is issued. Refer to NBC 3.2.9 and 9.10.1.2 if applicable.
8.	Building	Barrier-free path of travel throughout all normally occupied floor areas as per NBC 3.8.
9.	Building	Firewall Alternative Solution Report shall be revised and resubmitted to address the structural integrity and continuity requirements of NBC 3.1.10.
10.	Building	Doors in all fire separations to have closures to maintain integrity of the fire separation. Doors to be equipped with hold-open devices where determined necessary by design of space.
11.	Building	Openings and penetrations through vertical 2-hour rated fire separation at levels 1 & 2 shall be minimized to mitigate the risk of fire spread.
12.	Building	Emergency Lighting as per NBC 3.2.7.3.
13.	Building	Exit Signs as per NBC 3.4.5.

As per Building Code Bylaw Section 4.12.1, the Owner/Applicant shall email Building Inspector or contact Planning Department at 902-629-4158 to arrange for REQUIRED INSPECTIONS. (24 hours notice must be given)

	Required Inspections					
1.	Progress					
2.	Building Code Final Inspection					

Description for inspection types:

- **Pre-backfill** footings, foundations, draintile, waterproofing, etc...
- Radon Pipe & Underslab Insulation Radon pipe installation, underslab Insulation type and thickness, vapour barrier
- Framing & Mechanical ventilation floors, walls, trusses, bearing points, ventilation, etc...
- Insulation & Vapour Barrier Insulation fitted, vapour barrier with continuous seal (Pre-drywall)
- Final Inspection Smoke alarms, CO alarms, deadbolts, exterior decks, landings, stairs, handrails, guards, etc...

Approved By

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Development Officer:	David Gundrum		Date:	11/6/2024
	Name	Signature		
Building Inspector:	Shane Jones	<i>Q</i> ₁ , 0.	Date:	11/5/2024

Name Signature
THIS IS NOT AN "OCCUPANCY PERMIT"



Planning & Heritage Summary (Week ending November 8th, 2024)

ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION

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

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

Planning Development Permit Approvals

FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
24-1027	452441	320-BLD-24	17-Sep-24	8-Nov-24	APPROVED	Footing Permit: 423 Mount Edward Rd	Building #1 - Construction of a 100' x 110' Commercial Building	FitzGerald and Snow	29-Nov-2024
24-1028	452441	321-BLD-24	17-Sep-24	7-Nov-24	APPROVED	423 Mount Edward Rd	Building #2 - Construction of a 75' x 110' Commercial Building	FitzGerald and Snow	28-Nov-2024
24-1054	387779	326-BLD-24	10-Sep-24	5-Nov-24	APPROVED	80 Buchanan Drive	Interior Alterations to Existing Walmart Store Inclusive of Finishes Update.	Gary Cheng	26-Nov-2024
24-1055	385443	327-BLD-24	11-Sep-24	10-Oct-24	APPROVED	14 Montgomery Drive	Construction of a 8' x 12' Shed	Jean-Baptiste Morin & Kristell Geoffroy	31-Oct-2024
24-1068	275628	333-BLD-24	17-Sep-24	10-Oct-24	APPROVED	27 Palmers Lane	Construction of an 8' x 12' Accessory Building	Graham Lodge	31-Oct-2024
24-1069	392837	334-BLD-24	20-Sep-24	10-Oct-24	APPROVED	57 Pine Drive	Construction of a 12' x 16' Accessory Building	Don Huu Nguyen	31-Oct-2024
24-1103	388579	350-BLD-24	7-Oct-24	8-Nov-24	APPROVED	49-51 Airfield Court (Lot 11)	Construction of a Semi-Detached Dwelling	George Zafiris	29-Nov-2024
24-641	348383	159-BLD-24	26-Apr-24	7-Nov-24	APPROVED	166 York Lane	Roof Structure over Rear Porch	Kyle Holland	28-Nov-2024
24-861	340422	245-BLD-24	17-Jul-24	6-Nov-24	APPROVED	145 Richmond Street	Renovation to the former Confederation Library and Addition of Pavilion	Brighton Construction	27-Nov-2024
24-705	1161140	191-BLD-24	21-May-24	8-Nov-24	APPROVED	12 Bridget Drive (Lot 153)	Occupancy Permit: Construction of a Single Detached Dwelling	Gen 3 Builders Ltd	29-Nov-2024

Lot Subdivisions

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

Council Approvals

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