

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

December 16, 2025

RE: Lot 14 Development Concept – Sherwood Road Airport Lands (PID# 134114)

Dear Mr. Crane:

This memo hereby confirms that the lands described as Lot 14 (PID# 134114) located at the southeast corner of the roundabout intersection of Sherwood Road and Brackley Point Road are subject to the land-use permissions and regulations of the Airport Zone (A) of the City of Charlottetown *Zoning & Development Bylaw*.

Among the land-uses permitted by the Airport Zone (A) are also those uses permitted by the Business Park Industrial (M-3) Zone, subject to the regulations for permitted uses for the (M-3) Zone.

An “Automobile Service Station” is listed as a permitted use within the Airport Zone (A) via the (M-3) Zone regulations that apply to the subject property identified as Lot 14 (PID# 134114).

The concept site plan (Drawing SK01 by CBCL Ltd. dated September 4, 2025) provided in support of the petroleum outlet license application to the Island Regulatory & Appeals Commission (IRAC) under the Petroleum Products Act has provided the necessary details to confirm a concept that conforms to the regulations under the City of Charlottetown *Zoning & Development Bylaw* for a new “Automobile Service Station” within the Airport Zone (A) on the subject property identified as Lot 14 (PID# 134114).

It is further noted that the concept site plan also includes provision for a drive-thru restaurant (i.e. “Drive-thru Eating and Drinking Establishment”) which is also a permitted use on the site within the existing zoning that applies to the subject property identified as Lot 14 (PID# 134114).

We trust that this information is sufficient to confirm existing land-use rights and permissions for the subject property in relation to the proposed concept.

Please contact our office should you have any questions in regard.

Sincerely,



David Douglas Gundrum, RPP, MCIP
Manager of Development Planning
City of Charlottetown



Concept Site Plan (September 4, 2025 by CBCL Ltd.)

