



Town of Borden-Carleton
Special Council Meeting Agenda
Tuesday, April 30, 2024
240 Main St, Borden-Carleton, PE
Royal Canadian Legion
7:00pm

1. CALL TO ORDER:

2. PURPOSE OF MEETING

"To hold a public meeting to consider a proposed development for a Change of Use for PID 658021, 256 Main St from the present use of "storage" to a nine Unit Apartment Building"

- **Developer/Owner: Red Island Investments Ltd/Jonathan Matheson**

3. DISCUSSION OF THE PROPOSED DEVELOPMENT

3.1 Report from the Development Officer Derek French & CAO Jim Wentzell

3.2 Questions/Comments from Council to the Development Officer and to the Developer.

3.3 Written comments from the General Public

3.4 Questions/Comments from persons present at the public meeting

4, UNFINISHED BUSINESS

4.1 Council – Consideration of proposed change in use and proposed development agreement for PID 658021, 256 Main St.

- 1st Reading

- Approval of 1st Reading:

5. NEW BUSINESS

5.1 Discussion Utility Rate Study and submission to IRAC.

5. ADJOURNMENT



April 28 2024

Mayor & Town Council

RE: Application from Johnathan Matheson & Red Island Investment Ltd to change the use of PID 658021, 256 Main Street to a nine unit apartment building.

1. A development permit application was received on March 16, 2024 for a change of use from Johnathan Matheson (Red Island Investments Ltd) to change from storage to a 6-8 unit apartment building or replace the building with a 16-24 unit apartment building.
2. Council decided that a special joint meeting of Council/Planning Board would be held on April 16, 2024 to consider the request along with another planning matter respecting a development proposed for Read Road.
3. At the meeting on April 16th, the developer incitaed his intention to convert the existing building to a nine unit apartment building. The Town's development Officer Derek French was at the meeting and circulated to Council a memo on the proposed development.
4. Council agreed to hold a public meeting on the proposed development on April 30 2024

NOTICE OF PUBLIC MEETING

5. A notice of the public meeting was drafted by the Development Officer,
6. A notice of the public meeting was mailed on April 19 2024 by the CAO to the assesed owners of sixteen(16) neighbouring properies. Included in this list was all property owners within 100 feet of the proposed development.
7. The Notice was also published on the Borden-Carleton and Gateway Arena Facebook Pages on April 21, 2024
8. The Notice was published on the Town of Borden-Carleton website on April 22, 2024
9. The notice was delived as a flyer by mail to all residents in the Town of Borden-Carleton on April 22 2024
10. The Notice was published in the Guardian Newspaper Issues April 23 and April 24 2024


Jim Wentzell, CAO

NOTICE OF PUBLIC MEETING

The Town of Borden-Carleton will hold a Public Meeting

Tuesday, April 30, 2024

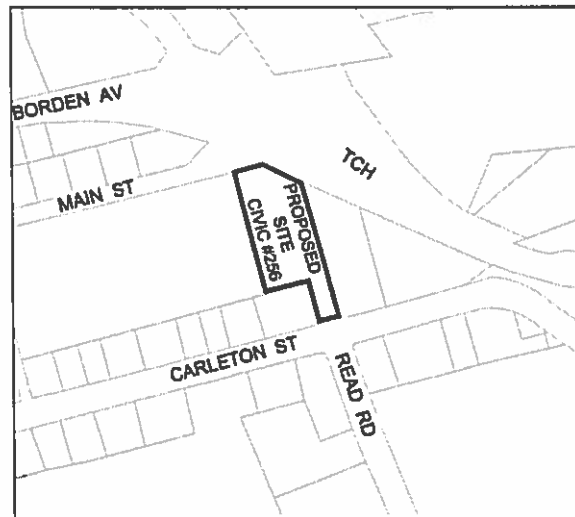
Time: 7:00 p.m.

Location: Royal Canadian Legion, 240 Main Street, Borden-Carleton.

Agenda:

Proposed change of use from existing storage to a nine unit apartment building.
All residents are invited to attend to hear the proposal and provide comments.

Individuals wishing to comment in writing are invited to send comments to the Town of Borden-Carleton Council, at 20 Dickie Road, Borden-Carleton, C0B 1X0 or by email to bcadmin@borden-carleton.ca by 4:00 p.m. on April 29, 2024.



Agenda Item#2

Utility Rate Study – Application to IRAC to Amend the Sewer/Water rates

Following the Hearing Council will be discussing a utility rate study completed by MRSB to pass a resolution that an application be made to IRAC to increase the sewer and water rates. The last rate increase was 13 years ago (2011). The proposal is to increase the rates 24% this year, 5% in 2025 and 5% in 2026. The impact is a \$16.03 per month increase per residential dwelling unit.

INFORMATION can be viewed at the Town Hall

parcel_no	owner_first_name	owner_last_name	owner_line2	owner_line3	owner_line4	prop_loc_1	prop_loc_2	prop_loc_3	prop_loc_4
380055	SEMAN & PAULINE	CUSACK	BORDEN, PE COB 1X0	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	265	CARLETON ST		
380063	SPENCER STEVEN	LEARD	261 CARLETON ST	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	261	CARLETON ST		
380071	GERARD & SANDRA	SEXTON	257 CARLETON ST	PORT BORDEN, PE COB 1X0	BORDEN-CARLETON PE COB 1X0	257	CARLETON ST		
380097	BRIAN & LINDA	DARACH	255 CARLETON ST	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	255	CARLETON ST		
380105	ELIZABETH	MACKENZIE	253 CARLETON ST	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	253	CARLETON ST		
380113	BRIAN & SHARON	CLARK	PO BOX 36	251 CARLETON ST	BORDEN-CARLETON PE COB 1X0	251	CARLETON ST		
380410	CARL & REAH	CONRAD	252 CARLETON ST	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	252	CARLETON ST		
380428	JEFFREY WILLIAM	REEDER	256 CARLETON ST	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	256	CARLETON ST		
380477		MARITIME ELECTRIC CO LTD	PO BOX 1328	CHARLOTTETOWN, PE C1A 7N2	CHARLOTTETOWN, PE C1A 7N2	250	CARLETON ST		
380477		MARITIME ELECTRIC CO LTD	PO BOX 1328	CHARLOTTETOWN, PE C1A 7N2	CHARLOTTETOWN, PE C1A 7N2	250	CARLETON ST		
380485	RYAN D	STEELE	258 CARLETON ST	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	258	CARLETON ST		
380493	TYLER DONALD & ASHLEY DAWN MARY	STEELE	262 CARLETON ST	BORDEN-CARLETON PE COB 1X0	BORDEN-CARLETON PE COB 1X0	262	CARLETON ST		
380774		TOWN OF BORDEN-CARLETON	C/O HOLLY BERNARD	PO BOX 89	BORDEN-CARLETON PE COB 1X0	246	MAIN ST		
509299	STEPHEN	AHEARN	249 MAIN ST	PO BOX 43	BORDEN-CARLETON PE COB 1X0	249	MAIN ST		
509323		STEVEN & TAMMY	AHEARN	SPRINGBROOK PE COB 1M0	BORDEN-CARLETON PE COB 1X0	249	MAIN ST		
590547	MARION LYNN	DAWSON	73 HENDERSON LN	SUMMERSIDE PE C1N 4P5	BORDEN-CARLETON PE COB 1X0				
658021		RED ISLAND INVESTMENTS LTD	120 GILLESPIE AVE						

Notes Sent to Property Owners

TOWN OF BORDEN-CARLETON

20 Dickie Road, Borden-Carleton, PEI, C0B 1X0
tel: 902-437-2225 email: bcadmin@borden-carleton.ca



April 18, 2024

NOTICE OF PUBLIC MEETING

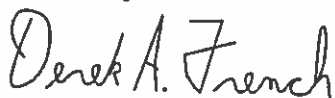
Take notice that pursuant to the *Planning Act* and the Town of Borden-Carleton's Official Plan and Zoning and Development Bylaw 04-15, Council will hold a Public Meeting, on **Tuesday, April 30, 2024 commencing at 7:00 p.m.** at the Royal Canadian Legion located at 240 Main Street, Borden-Carleton.

The purpose of the meeting is to allow residents and other interested persons an opportunity to review and make representations concerning a proposed development on PID No. 658021, 256 Main Street, to change the present use (storage) to a nine unit apartment building.

Individuals wishing to comment in writing are invited to send comments to the Town of Borden-Carleton Council, at 20 Dickie Road, Borden-Carleton, C0B 1X0 or by email to bcadmin@borden-carleton.ca by 4:00 p.m. on April 29, 2024.

For further information on this proposed development, please contact the Chief Administrative Officer at (902) 437-2225.

Sincerely,



Derek A. French
Development Officer
Town of Borden-Carleton

Town of Borden-Carleton Development Application MEMO

File: BC-24-06

April 12, 2024

Proponent:

Red Island Investments Ltd.
120 Gillespie Av.
Summerside, PEI
C1N 4P5
902-432-9110

Proposed development:

(6 – 8 unit apartment building in the existing building)
Pid no. 658021, 256 Main Street
Borden-Carleton, PE

The subject property is located on pid no. 658021, 256 Main Street, approximately 1.12 acres presently owned by Red Island Investments Ltd.

1. The subject land is presently zoned Residential (CDA). The proposed development consists of changing the use of the existing building from storage units to 6 - 8 unit apartment building (Option 1). Alternately, the applicant may demolish the existing building and construct a new 16 - 24 unit apartment building (Option 2).
2. The subject property is bounded on the west by the Town sports fields, zoned Public Service and Institutional (PSI). The properties to the east and south are zoned Residential, R1. The proposed residential use would be an acceptable land use for this property. Little or no conflicts would arise from 6 to 24 units being housed in this area. This location will allow the residents to utilize the Town's lands for recreational purposes as well as the nearby amenities.
3. Each option would be subject to connecting to the Town's water and sewer infrastructure at the applicant's cost.
4. Each option would be subject to receiving approval from the Fire Marshal's office.
5. Each option would require a minimum of one parking space (10' x 20') per unit.
6. Each option shall follow the procedures of section 16.2, Rezoning Procedures:

16.2 Rezoning Procedures

1. A person who seeks the rezoning of a lot or to have this Development Bylaw otherwise amended shall address a written and signed application to Council.
 2. An application under this Section shall include such information as may be required for the purpose of adequately assessing the desirability of the proposal.
 3. The applicant shall at the time of submitting their application, deposit with the Administrator money necessary to cover all costs, direct and indirect pertaining to the processing of their application. This shall apply to costs associated with advertising and costs associated with preparing and mailing notifications pursuant to subsections 7. & 8. of this Section.
 4. Funds deposited with the Administrator shall not be less than \$300.00.
 5. The Authority Having Jurisdiction retains the right to deny a rezoning request without holding a public meeting if such request is deemed by the Authority Having Jurisdiction to be inconsistent with the Official Plan and appropriate land use planning. Should the Authority Having Jurisdiction not proceed with a public meeting, a portion of the deposit as per subsection 4. shall be returned to the applicant.
 6. Subject to 5. above, the Authority Having Jurisdiction shall hold a public meeting to solicit input from residents on the proposed rezoning request.
 7. The Authority Having Jurisdiction shall give seven (7) clear days notice of the public meeting, as per *the Interpretation Act*. This notice shall be advertised in a newspaper in circulation in Borden-Carleton.
 8. The Authority Having Jurisdiction shall forward a notification letter to property owners who own a parcel of land located, in whole or in part, within one hundred ft. (100) (30.48 m.) from a lot line of the parcel being proposed for rezoning.
 9. Following the public meeting the Authority Having Jurisdiction shall formulate a decision on the zoning proposal. The Authority Having Jurisdiction shall have the authority to determine whether a zoning proposal is approved, modified, or denied.
 10. Nothing in this Development Bylaw restricts the right of the Authority Having Jurisdiction to initiate its own rezoning requests.
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7. Each option shall be subject to a development agreement and concept plan.
 8. I would recommend Council hold a public meeting.

Regards
Derek French, Development Officer
Town of Borden-Carleton
902-394-2945

