



Miltonvale Park PUBLIC MEETING

**March 25, 2025, 7:30 p.m.
Milton Community Hall**

Planning Board Chair
Paul Poole
Development Officer
Mirko Terrazas



22. Conduct during Public Meetings

Public

- 22.1. All persons at a Public Meeting called by Council or a Council Committee meeting will:
- (a) refrain from addressing Council or a member of Council unless recognized by the Presiding Officer
 - (b) maintain quiet and order;
 - (c) refrain from disturbing the proceedings by words, gestures or actions including applauding, displaying flags, placards or similar material;
 - (d) refrain from talking on electronic mobile devices; and,
 - (e) ensure that all electronic devices are silent and operated in such a manner that does not interfere with the meeting or with another person's ability to hear or view the proceedings.
 - (f) Adhere to speaking limits as may be outlined by the Presiding Officer. These limits may outline the length of time allotted to speakers or the number of times a speaker may address the meeting, and are non-transferable.

- 22.2. The Public and members of Council shall refrain from:
- (a) speaking disrespectfully;
 - (b) using offensive language;
 - (c) reflecting on a vote of Council except when Councillors are moving to rescind or reconsider it;
 - (d) reflecting on the motives of the members of Council who voted on the motion or the mover of the motion; or
 - (e) shouting or using an immoderate tone, profane, vulgar or offensive language.
- 22.3. When a person is addressing the Council or the meeting, all others will:
- (a) remain quiet and seated;
 - (b) refrain from interrupting the speaker, except on a point of order or point of procedure; and
 - (c) refrain from carrying on a private conversation in such a manner that disturbs the speaker.
- 22.4. Members shall ensure that all electronic devices remain silent and do not interfere with the meeting.
- 22.5. Each member or delegate, as the case may be, shall address the Mayor or Presiding Officer, but shall not speak until recognized by the Presiding Officer.

- 22.6. Members of Council or the public wishing to speak at a meeting shall ensure they do not interrupt another person.
- 22.7. If more than one member wishes to speak at a meeting at the same time, the Presiding Officer will indicate which member will speak first.
- 22.8. The Presiding Officer at a Public Meeting may authorize a person in the public gallery to address members only on the topic being discussed at that time and within the time limits specified by the Presiding Officer.
- 22.9. Unless otherwise noted at the Public meeting, motions may only be put forward by Council members. A motion must be seconded by a Council member to be discussed.
- 22.10. A motion may be withdrawn at any time before voting subject to no objection from any member.

Meeting Agenda and Next Steps

Development officer, Mirko Terrazas, will make a presentation on the proposed development and the decision process, followed by a presentation by the developer.

The public is welcome to make verbal comments upon completion of the presentation. Written comments are accepted until 9 a.m. March 31, 2025.

The Planning Board and Council will review your comments and all written comments prior to final decision.

Application Process

An application was submitted on February 3, 2025 to subdivide 33 Lots from PID 283226. This was revised on March 17 to 39 lots.

Planning Board recommended holding this public meeting.

NOTICE: Letters were sent to surrounding landowners/residents (approx. 8) within 152 m (500 ft) of the boundary of the subject property to provide comments regarding the rezoning application

Process for application review

Newspaper Ad: One ad, 7 clear days before the public meeting date. (Placed in Guardian, Fri., March 7th, 10 clear days before meeting). A **sign** was also placed on the parcel, and updated with new date.

Development Officer reviewed the application for compliance to Bylaw. This report was reviewed by the Planner.

Public meeting - March 18, 2025 at 7:30 pm – NEW DATE –March 25

Planning Board reviews information and comments and will make a recommendation to Council.

Planning Board meets at 7 p.m. Thursday, April 3, 2025.

Newspaper Ad –The Guardian, Mar. 7, 2025 & the sign on the property



The Guardian (Charlottetown)

7 Mar 2025

put a chill on investment, he said in a March 3 Guardian interview.

“Companies have a business plan, and there’s this big question mark hanging over the business plan, you know, called tariffs. And the bottom line that’s predicted for investors – those uncertainties, everyone just sits back and is like, OK, this is much too uncertain to justify putting money into expansion plans.”

The BioAlliance offers incubation services for new businesses and infrastructure for research with a fo-

supported two infrastructure projects the alliance operates, the Biomanufacturing Incubator in the BioCommons industrial park and the much larger BioAccelerator, which is in progress.

Asked about what he wants to see now from the government, Francis said it was too early to say.

QUANNESENCE

Thora Christensen, general manager and director of research and development at Quannessence,

tured in China, but sold by U.S. middlemen, adding a tariff at the Chinese and U.S. borders.

Christensen hopes to find arrangements directly with manufacturers in China or Mexico, she said.

EXTRACTION

The team at Advanced Extraction Systems, which sells extraction equipment to make cannabis products, meanwhile, sells products all over the world.

They were actually in the process



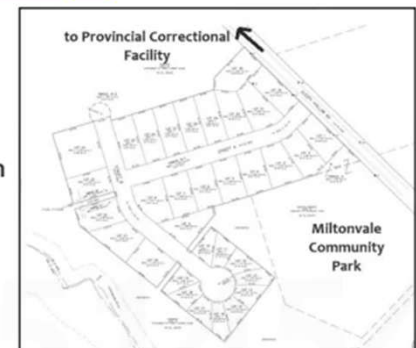
Rural Municipality of Miltonvale Park Public Meeting

7:30 p.m. Tuesday, March 18, 2025

Milton Community Hall, 7 New Glasgow Road, North Milton

An application was received to subdivide 33 lots from PID 283226 at 371 Sleepy Hollow Road, Milton Station, to create affordable housing. The public can view the proposal at the Milton Community Hall during office hours or online at miltonvalepark.com/category/planning/ and is invited to attend the public meeting and make presentations to Council. RSVP to the Council Office at [902-368-3090](tel:902-368-3090). Written comments will be accepted until 2 p.m. March 19, delivered to the Council Office or by email to admin@miltonvalepark.com. The application will be considered at the Council meeting at 7 p.m., Wed., March 19 at the Milton Community Hall.

Public meeting storm date - 7:30 p.m. Tuesday, March 25.





Rural Municipality of Miltonvale Park
7B New Glasgow Road-Rte 224
North Milton PE C1E 0S7

March 3, 2025

MILTONVALE PARK COMMUNITY COUNCIL
7B NEW GLASGOW RD - RTE 224 NORTH MILTON, PE C1E 0S7

Re PID 694703, 413 SLEEPY HOLLOW RD, MILTON STATION

Subdivision Application in Planned Unit Residential Development (PURD) Zone

Take notice that pursuant to the Planning Act and Rural Municipality of Miltonvale Park's Official Plan and 2021 Development Bylaw, Council will hold a Public Meeting on **Tuesday, March 18, 2025 at 7:30 pm** at the **Milton Community Hall**, 7 New Glasgow Road, North Milton to provide information and opportunity for public feedback.

An application was received to subdivide 33 lots from PID 283226 at 371 Sleepy Hollow Road, Milton Station, to create affordable housing. The public can view the proposal at the Milton Community Hall during office hours or online at miltonvalepark.com/category/planning/ and is invited to attend the public meeting and make presentations to Council. Written comments will be accepted until 2 p.m. March 19 to admin@miltonvalepark.com or delivered to the Council Office. The application will be considered at the Council meeting at 7:00 p.m., Wednesday, March 19 at the Milton Community Hall. 902-368-3090.

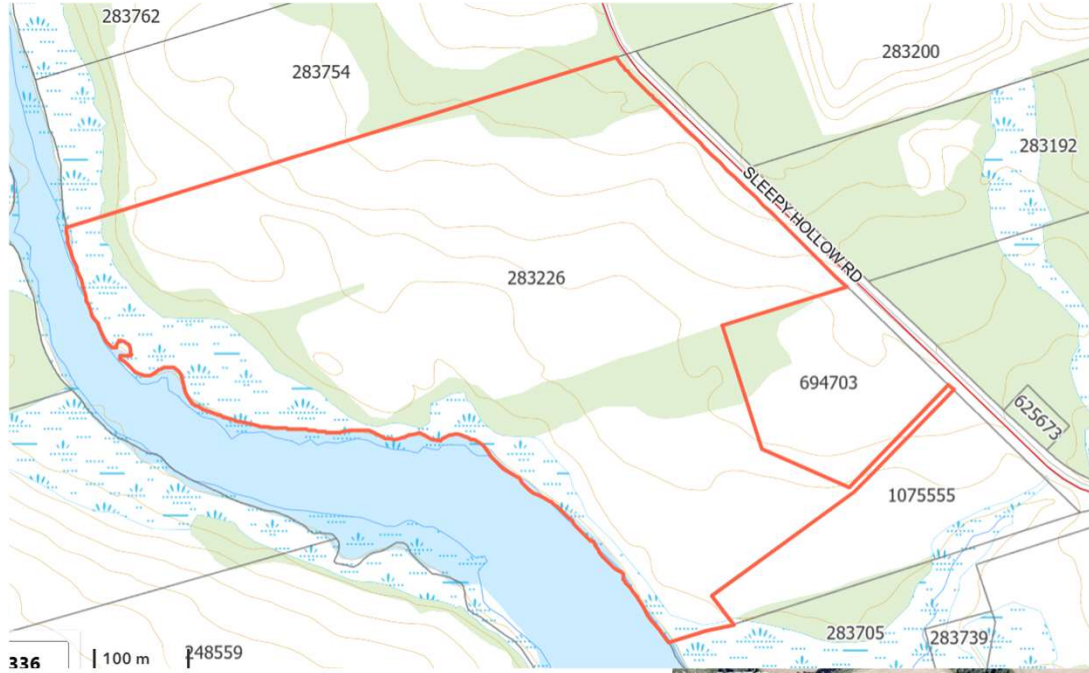
Public meeting storm date- 7:30 p.m. Tuesday, March 25.

Yours truly,

Development Officer
Rural Municipality of Miltonvale Park
7B New Glasgow Road-Rte. 224
North Milton PE C1E 0S7
Office: 902 368-3090
development@miltonvalepark.com



Sample Letter to Neighbours



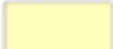









PID
283226



Rural Municipality of Miltonvale Park

April 26, 2021

Zone

-  Agricultural (A1)
-  General Commercial (C1)
-  Light Industrial (M1)
-  Recreation and Open Space (O1)
-  Public Service and Institutional (PSI)
-  Residential (R1)
-  Planned Unit Residential Development (PURD)
-  Serviced Residential (RS1)
-  Mobile Home Park (MHP)
-  Environmental Overlay (O2)



Planned Unit Residential Development Zone

PURD Zone

PERMITTED USES

- a) Single Unit Dwelling
- b) Mini-home
- c) Duplex Dwelling
- d) Semi-Detached Dwelling
- e) Multi-Unit Residential Dwelling up to six (6) units
- f) Accessory Apartment
- g) Tourist Establishment
- h) Accessory Building

Subdivision Proposal :

To subdivide part of PID 283226 to subdivide 39 Lots for Residential Use. (Phases 1 & 2)

The proposal has 36 Semi-Detached Dwellings on 18 Lots, 20 Single Unit Dwellings on 20 Lots, and 6 Units on one Multi-Unit Lot for 62 Dwelling Units.

Subdivision Proposal

REMAINING LANDS OF GOVERNMENT OF PRINCE EDWARD ISLAND
PID No. 283226



KEY PLAN (A1.1)

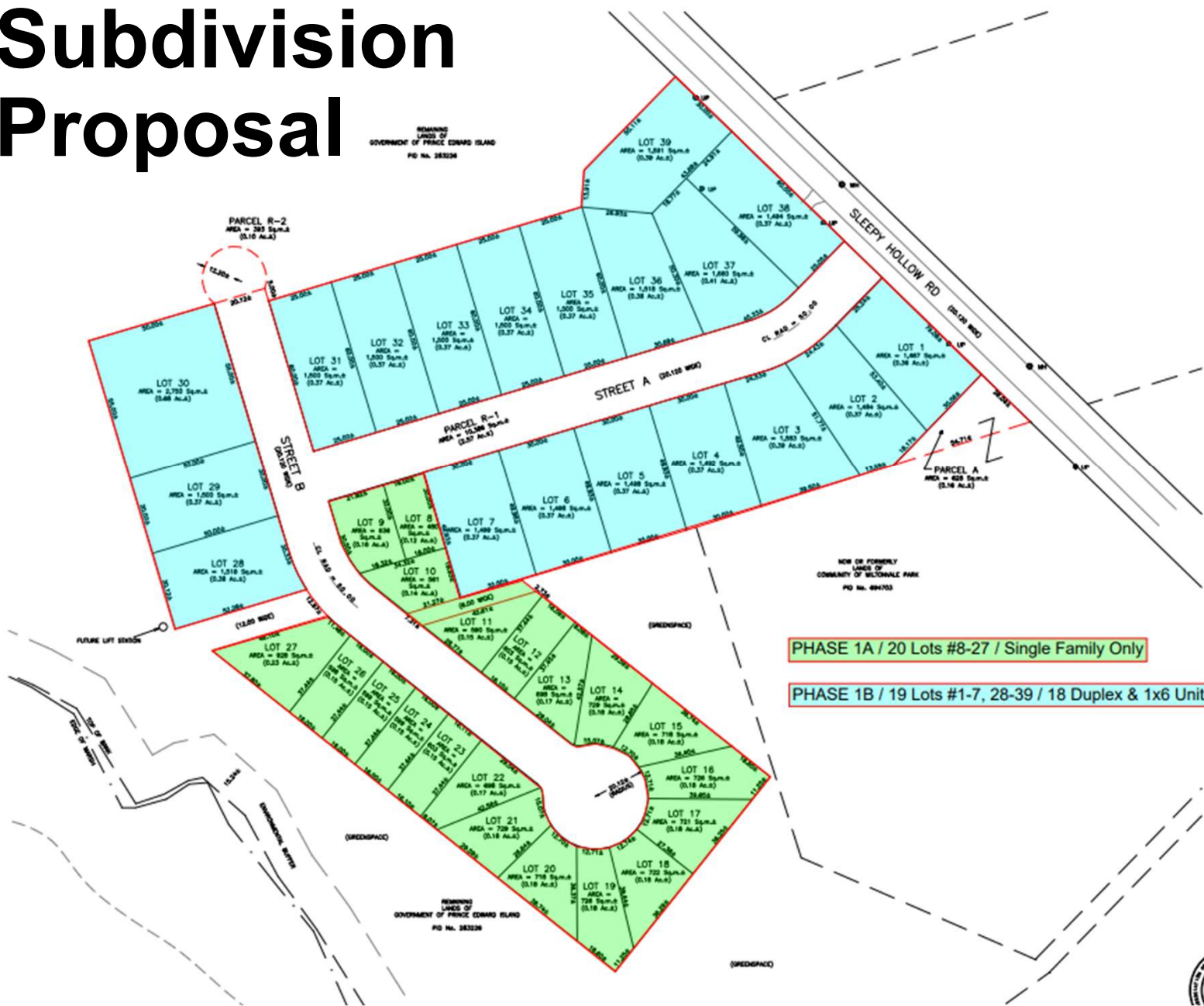
LEGEND

LANDS DEALT WITH BY THIS PLAN	FA
PLACED SURVEY MARKERS	FB
CALCULATED POINT	FC
TREY-WEDGE LINE	FD
PENCE LINE	FE
CRITCH BRON	FF
UTILITY POLE	FG
SOIL	FH
WATER VALVE	FI
FIRE HYDRANT	FJ
CRITCH BRON	FK

NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS EXECUTED DURING THE PERIOD OF JANUARY 13, 2025.
2. ALL DIMENSIONS ARE GRID DERIVED. COORDINATES ARE REFERENCED TO OBSERVATIONS ON LOCAL PID CONTROL POINTS AND REALIZED FROM A DOUBLE INTERFEROMETRIC PROJECTION REFERENCED TO CANADIAN SPATIAL REFERENCE SYSTEM, MODEL (CSRS).
3. ALL DIMENSIONS ARE GIVEN IN METRIC, UNLESS NOTED.
4. PARCEL A IS A REFERENCE OF PID No. 283226 AND IS TO BE APPORTIONED TO PID No. 283226, BEING LANDS IN POSSESSION OF COMPANY OF WATSONVILLE PARK.

PRELIMINARY PLAN ONLY
NOT TO BE USED FOR LEGAL DESCRIPTIONS.



PHASE 1A / 20 Lots #8-27 / Single Family Only

PHASE 1B / 19 Lots #1-7, 28-39 / 18 Duplex & 1x6 Unit

NOW OR FORMERLY LANDS OF COMPANY OF WATSONVILLE PARK
PID No. 094703

REMAINING LANDS OF GOVERNMENT OF PRINCE EDWARD ISLAND
PID No. 283226

ISE
Island Surveying & Engineering
5 PLYWOOD PLACE
CHARLOTTETOWN, P.I.
C1A 5H2
PHONE 902-394-3349
FAX 902-569-3348
www.iseesurvey.com

PLAN OF SURVEY SHOWING
LOTS 1-39 AND
PARCELS A, R-1, R-2,
BEING A SUBDIVISION OF LANDS OF
PID No. 283226
SCALE 1 : 750 Metric

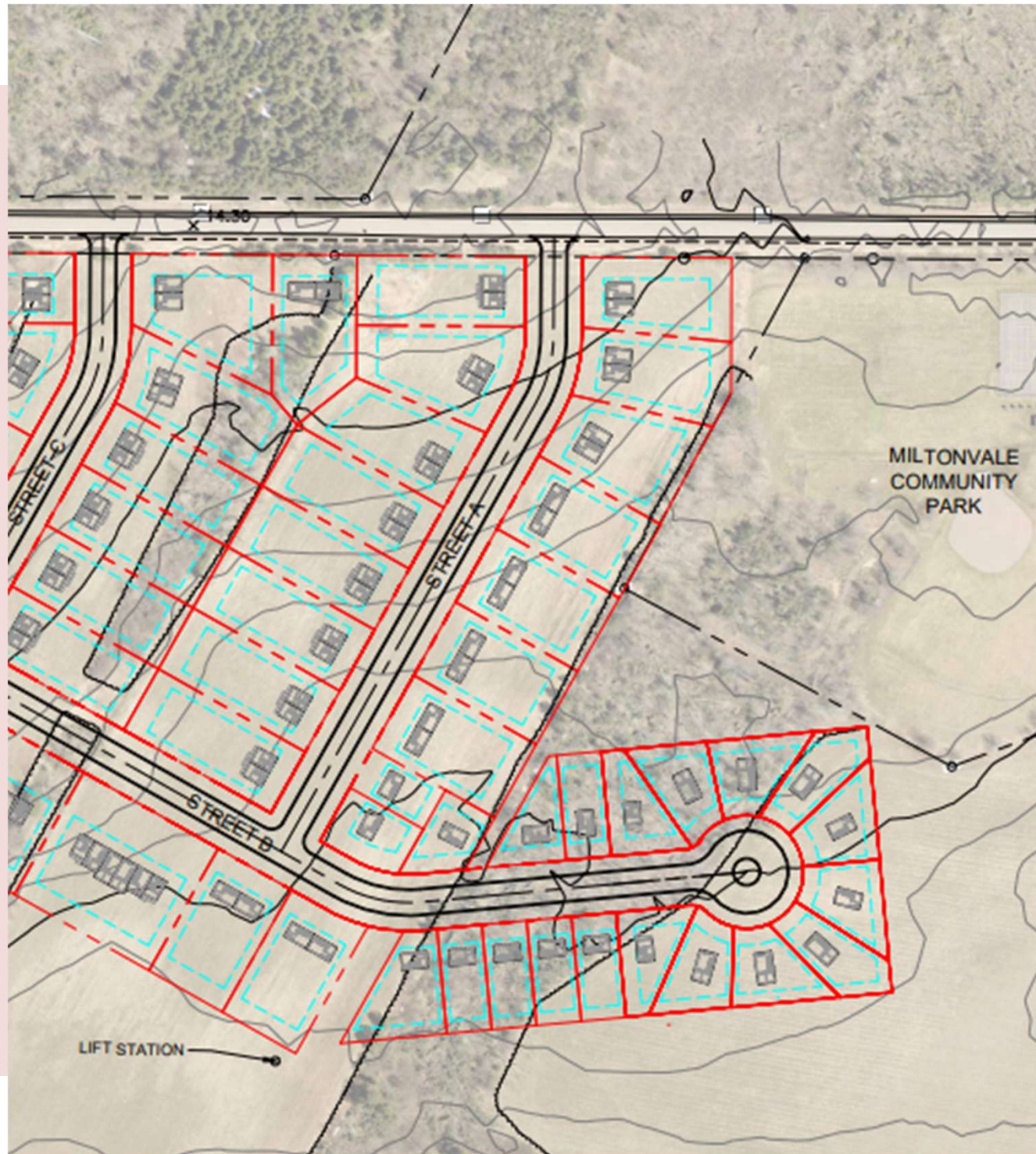
MILTON STATION
QUEENS COUNTY
TOWNSHIP No. 32
P.E.I.

DRAWN BY: ADM
DRAWING No. 25004
P.I.D. No. 283226



I, ANTHONY S. MANN, PRINCE EDWARD ISLAND LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS SURVEY WAS CALCULATED UNDER MY
DIRECTION AND SUPERVISION, AND THAT THIS PLAN IS A TRUE
AND CORRECT REPRESENTATION OF SAID SURVEY.

Subdivision Proposal



Notes:

- With development, if an application meets the criteria as established in the Development Bylaw, approval is generally as-of-right.
- The Municipality can make a legally-binding Development Agreement or Subdivision Agreement with the Developer to address concerns that the Municipality has, or is made aware of that are related to the regulations.
- The proposed area is zoned PURD –Planned Unit Residential Development, and is established as residential in the Future Land Use Map.

- The City of Charlottetown has agreed to provide water and sewer servicing for the new subdivision, which was critical for approval.
- The Special Planning Area severely restricts development in areas within Miltonvale Park that are not serviced with central water and sewer. The Development Bylaw and Official Plan support residential development in the serviced (Sleepy Hollow) area.
- The Subdivision Application is generally in compliance with the Development Bylaw. Public comments are still to be considered.

- Planning Decisions of Council can be appealed to IRAC by *aggrieved persons* within 21 days of the Decision.
- Generally, in planning appeals, IRAC investigates if the municipality followed the processes and the regulations in its Development Bylaw.
<https://irac.pe.ca/planning/planning/>

**COMMENTS/
QUESTIONS before
the Presentation
from the Developer?**
