

BEFORE THE ISLAND REGULATORY AND APPEALS COMMISSION

IN THE MATTER OF an appeal pursuant to s.28 of the
Planning Act, RSPEI 1988 c. P-8 by Gordon MacCallum with
respect to the denial of an application to subdivide
PID#731307, located at Dunes View Drive, Brackley Beach,
Prince Edward Island

**RECORD OF DECISION PREPARED BY
THE MINISTER OF HOUSING, LAND and COMMUNITIES**

Richard A. Collier
Legal Services
Justice and Public Safety
95 Rochford Street, PO Box 2000
Charlottetown, PE

**Lawyer for the Minister of
Housing, Land and Communities**

Gordon MacCallum
83 Parkside Drive
Brackley Beach, PE C1E 3L1

Appellant

INDEX

<u>Tab</u>	<u>Description of Record</u>
------------	------------------------------

- | | |
|----|---|
| 1. | Decision of Minister denying subdivision dated June 27, 2023 |
| 2. | Notice of Appeal received by IRAC on July 11, 2023 |
| 3. | Subdivision of Land and Change of Use Application for PID #731307 dated June 15, 2023 and received by Planning on June 15, 2023, including: <ul style="list-style-type: none">a. Application Form;b. Subdivision Application Sketch, undated; andc. Property Information sheet showing proposed subdivision, dated on June 15, 2023 |
| 4. | Pre-Development and Subdivision Inspection Report dated July (sic)17, 2023 |
| 5. | Other <ul style="list-style-type: none">a. Geolinc Map – Undatedb. Partial Survey, seemingly dated May 31, 1988c. Survey 20982Cd. Survey 11591 A-Ge. Survey 11591 Ef. Survey 11591 G |

TAB

1



Land Division

31 Gordon Drive
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Agriculture
and Land

Agriculture
et Terres



Division de terres

31, promenade Gordon
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

COPY

June 27, 2023

Gordie MacCallum
83 Parkside Drive
Brackley Beach, PE C1E 3L1

Dear Mr. MacCallum:

Subject: Application to Subdivide 5 Residential Lots
Property ID #: 731307
Property Location: Dunes View Drive, Brackley Beach, Queens County
Our File References: Case # 56791

The Department of Housing, Land and Communities has reviewed your application to subdivide 5 lots for Residential (single-unit) dwelling use from Property #731307, application received on June 15, 2023 located in Brackley Beach.

A. The Application

Subdivision: The Subject Property is currently approved and used as Open Space. The application was submitted to subdivide 5 lots from this parcel with access off Dunes View Drive.

B. Decision

The Subject Property is within a geographic area where land use and development is not regulated by a local official plan or zoning by-law. Therefore, the Subject Property falls within the jurisdiction of this Department. Land use and development are regulated by the *Planning Act* Subdivision and Development Regulations and other provincial laws and regulations.

Pursuant to clause 8(a) of the *Planning Act* and subsections 1.(m.2), 3.(2)(a), 15.(1), 15.(2), 28, 29.(1) and 34 of the *Planning Act* Subdivision and Development Regulations, **the above noted application is Denied.** The reasons for this decision are explained in detail below.

C. Reasons

This parcel is identified as Open Space on the approved subdivision plan for this area. This Open Space was required as part of the original lot approvals and is intended to be held in common by the owners of lots in this subdivision. Due to these provisions within the regulations, we have no choice but to deny this proposal at this time.

Please refer to the *Planning Act* Subdivision and Development Regulations sections 1.(m.2), 3.(2)(a), 15.(1), 15.(2), 28, 29.(1) and 34.

***Planning Act* Subdivision and Development Regulations:**

1. (m.2)

"open space" means an outdoor amenity space for active or passive recreational use.

3. (2) No development permit shall be issued where a proposed building, structure, or its alteration, repair, location, or use or change of use would;

(a) not conform to these regulations or any other regulations made pursuant to the Act;

15. Open space

(1) Except for a residential subdivision having five or fewer lots, or a subdivision intended for commercial, industrial or other non-residential uses, the owner of lots being subdivided shall set aside open space in the subdivision for recreation or park use equal to a minimum of 10% of the total area of the lots being subdivided. Idem, held in common

Idem, held in common

(2) Open space set aside in accordance with subsection (1) shall be held in common by the owners of lots in the subdivision.

28. Designation of permitted uses

(1) Final approval of a subdivision application shall specify the permitted uses of each lot on the plan of subdivision.

Offence (2) No person shall use a parcel for any purpose other than that which is specified on the approved plan of subdivision.

29. Change of use

(1) No person shall deviate from an approved plan of subdivision, including changing the use of a lot from the approved use, unless a revised plan of subdivision or an application for a change of use has been submitted to, and has been approved by, the Minister.

34. Proposed use contrary to plan No development permit shall be issued where the proposed use of the building or structure is contrary to the use specified on an approved subdivision plan.

D. Right of Appeal

Notice of this decision will be posted on the PEI Planning Decisions website. We suggest typing "PEI Planning Decisions" into your internet search engine to link to the website.

Please be advised that pursuant to section 28 of the *Planning Act*, this decision may be appealed to the Island Regulatory & Appeals Commission ("IRAC") (PO Box 577, Charlottetown, PE, C1A 7L1: <http://www.irac.pe.ca>). An appeal must be filed within 21 days after the date of this letter or the Commission is under no obligation to hear the appeal. For more information about appeals, please contact IRAC.

If you have any questions in regards to this decision, contact me at (902) 569-0573 or smacvarish@gov.pe.ca.

Sincerely,



Sarah MacVarish
Property Development Officer

TAB

2

RECEIVED

JUL 11 2023

10:43am
The Island Regulatory
and Appeals Commission

Jessica Gillis

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 _____ (name of City, Town or Community) on the 11th day of July, 2023, wherein the Minister/Community Council made a decision to Deny Application To Subdivide

(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)

The Home owners don't want to take ownership of the Land
I want To Subdivide land Because its Just a waste of nice lots
that people can build on it + I want have to pay Taxes on it, But The
New Home owners will pay a lot more Taxes

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)

I would like To Subdivide at least 5 lots

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

Name(s) of Appellant(s): Gordon MacCallum Signature(s) of Appellant(s): Gordon MacCallum
Please Print

Mailing Address: 83 Parkside Drive City/Town: Brackley Beach

Province: P.E.I. Postal Code: C1E-3L1

Email Address: _____ Telephone: 902 629-9206

Dated this 10 day of June July 11th, 2023.
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.

TAB

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TAB

A

Subdivision of Land and Change of Use Application



This application is to be used for any of the following:

- subdivide a parcel of land into smaller lots
- change the current use of a parcel of land
- change the use of an approved subdivision
- consolidate multiple lots into one
- appendage to a parcel/lot

PAID
JUN 15 2023
Amount \$685.00
Receipt # 3877

Office Use Only	
Sub. Case File #:	
Permit #:	
PID#:	
Permit Fee:	
Received:	
PIC Verified:	<input type="checkbox"/>

Property Information:

Property Tax Number: 731307	Lot Number - if applicable:
Civic Address Number:	Street Name: Dunes View Drive
Route No: 15	Community: Brackley Beach

Property Owner Information:

Full Legal Name: Brackley Estates		
Company Name: Brackley Beach Estates		
Street Address:		
Community: Brackley Beach.	Province: P.E.I.	Postal Code:
Email:	Phone: 902 629 9206	

Applicant Information if different from Owner:

Full Legal Name: Gordie MacCallum		
Company Name:		
Street Address: 83 Parkside Drive		
Community: Brackley Beach.	Province: P.E.I.	Postal Code:
Email:	Phone: 902 629 9206	

What is the property currently used for?

- ☐ Residential (Single-unit)
 ☐ Residential (Duplex)
 ☐ Residential (Multi-unit)
 ☐ Rental accommodation
 ☐ Commercial
 ☐ Industrial
 ☐ Institutional
 ☐ Agricultural
 ☐ Aquaculture/Fisheries
 ☐ Forestry
 ☐ Recreational
 ☐ Resource
 ☐ Home-Based Business
 ☒ Other: Nothing

Proposed use of the land:

Sub Divide

CASE 56791

A. CHANGE OF USE SECTION:

Are you looking to change the current use of the land to a new use? (i.e. Residential to Commercial)

☒ Yes ☐ No, please move onto B) SUBDIVISION OF LAND SECTION below

If Yes, what would the new use of the property be?

☒ Residential (Single-unit) ☐ Residential (Duplex) ☐ Residential (Multi-unit) ☐ Rental accommodation
☐ Commercial ☐ Industrial ☐ Institutional ☐ Agricultural ☐ Aquaculture/Fisheries ☐ Forestry
☐ Recreational ☐ Resource ☐ Home-Based Business ☐ Other: _____

If you selected Industrial, Commercial, Industrial or Recreational please answer:

- What will be the hours of operation? _____
- How many staff are you intending on having at his location? _____
- Will there be onsite parking for staff? ☐ Yes ☐ No ☐ N/A
- Will there be shipping and/or receiving operations? ☐ Yes ☐ No ☐ N/A

Please describe the business operations you will be undertaking on this site:

B. SUBDIVISION OF LAND SECTION:

Are you looking to subdivide the parcel of land into multiple lots? ☒ Yes ☐ No

If yes, how many new lots are you looking to create?

- ✓ If 1 to 5 lots - please see detailed Additional Requirements listed in Section 1 on the next page
If 6 or More lots - please see detailed Additional Requirements listed in Section 2 on the next page

Will the proposed subdivision require the creation of a new driveway or the relocation of an existing driveway to the road/highway? ☐ Yes ☐ No

How will the proposed subdivision receive sewer service?

☒ New on-site septic ☐ Existing on-site system
☐ Municipal wastewater treatment ☐ Private Central Wastewater Treatment

How will the proposed subdivision receive its water supply?

☒ New on-site well ☐ Existing on-site well ☐ Municipal water ☐ Private Central water system

Are there Environmentally sensitive features located on the proposed lot(s)? i.e. Wetland, watercourse, sand dune, other: _____ ☒ Yes ☒ No

Is this property identified under the PEI Lands Protection Act? ☐ Yes ☒ No

SUBDIVISION OF LAND – REQUIREMENTS

1) Five (5) Lots or Less - (1 to 5 lots)

With the completed application the following is required:

- a. Completed sketch of the property as outlined on page 5 showing the true shape and dimensions of the property being subdivided. The lot(s) must be indicated on the map, outlined in red and displaying the dimensions of the lot(s) and size of the lot(s) in acres or square feet. All proposed access roads or rights-of-way to the lot(s) must be shown on the map.**

2) More than five (5) lots - (6 or more lots)

With the completed application the following is required:

- a. Preliminary Survey plan completed by a surveyor. Ensure the surveyor shows the following information in their Preliminary Survey Plan:**
 - the true shape and dimensions of the property being subdivided and the proposed lots
 - all proposed access roads or rights-of-way to the lots
 - a key plan indicating the general location of the proposed subdivision
 - a North point indicator and the scale of the plan
 - the location of all existing buildings or structures on the lots being proposed, or within 100 feet (30.4 metres) of the proposed subdivision
 - existing and proposed services, including central or municipal waste treatment systems, and central or municipal water supply systems
 - proposed or existing private right-of-ways or easements, and proposed or existing entranceways to a highway
 - land proposed for buffers, walkways, open space, recreation areas, parks, or other public use
 - watercourses, wetlands, beaches, sand dunes, forested areas, designated natural areas, or conservation zones on, or adjacent to, the proposed subdivision
 - elevation contours and the drainage pattern within the proposed lots, and within 300 feet (91.4 m) of the boundaries of the proposed subdivision
 - the proposed use of the lots
 - proposed stormwater drainage patterns for water within and leaving the subdivision

Please Note: Your application will be considered incomplete and will be returned if any of the requirements outlined are missing, unclear, illegible, or if fees have not been paid

For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies before contacting the applicant to advise the status and required next steps. Staff may also carry out a site inspection to complete their application review.

***Declaration**

I, Gordie McCallum hereby certify that I am (select one)

- ☐ the registered owner of the land proposed for development ☐ authorized to act on behalf of the registered owner of the land proposed for development

and hereby declare that all statements contained within this application are complete and true.

Signatures

Registered Owner(s):

or

Written confirmation from the current property owner(s) allowing this Subdivision of Land and Change of Use Application to proceed. This documented proof must be supplied at time of application.

<u>Gordie McCallum</u>

Date <u>June 15 - 2023</u>
Date
Date

Applicant:

--

Date

Submit Applications To:

- Land Division – 31 Gordon Drive, Charlottetown, PE
- Access PEI O'Leary – 45 East Dr, O'Leary, PE
- Access PEI Summerside – 120 Heather Moyse Dr, Summerside, PE
- Access PEI Montague – 41 Wood Islands Rd, Montague, PE

Office Use Only

SUBDIVISION & CHANGE OF USE FEES

Subdivision of Land (\$110 for the first lot).....	=	
Additional Lots (\$55 for each additional lot).....	=	
Change of Use (\$110 for the first lot).....	=	
Change of Use for Additional Lots (\$55 for each additional lot).....	=	
Total	=	

Personal Information on this form is collected under section 8 (1)(d) of the Planning Act. If you have any questions about the collection of personal information, you may contact landsdivision@gov.pe.ca for more information.

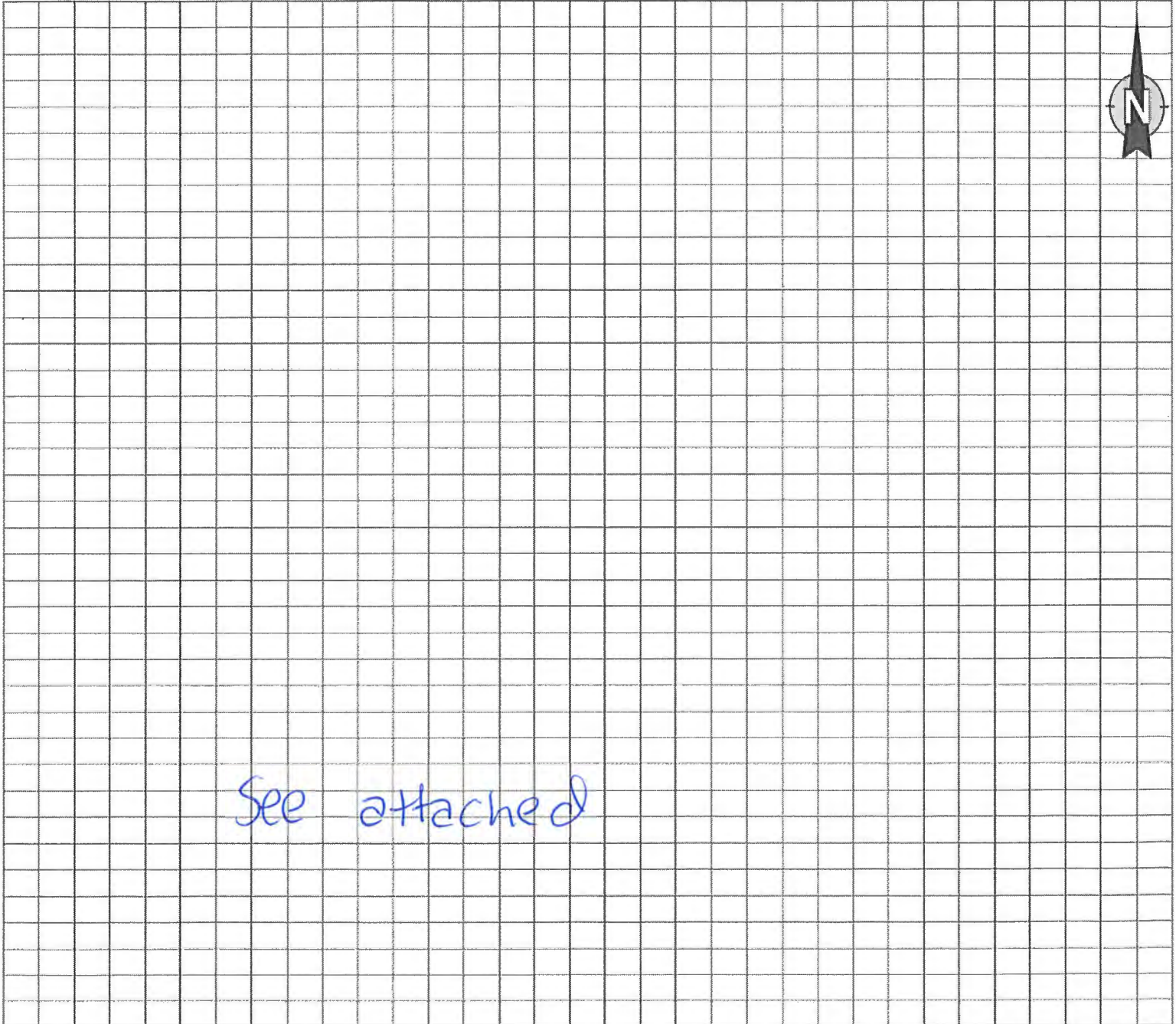
TAB
B

Subdivision of Land Application Sketch – 5 Lots or Less

Pursuant to the Planning Act

The sketch below needs to show the true shape of the property and include all existing or proposed:

- | | |
|--|---|
| <input type="checkbox"/> Property lines with their lengths (in ft) | <input type="checkbox"/> Right-of-ways on or adjacent to property |
| <input type="checkbox"/> Lot boundaries, including the size of proposed lots | <input type="checkbox"/> Show any watercourse, wetlands, top of bank, or sand dune located on the property |
| <input type="checkbox"/> Road(s), including their name(s) | <input type="checkbox"/> Distances from watercourse, top of bank, or sand dune to any structures (building or septic) (in ft) |
| <input type="checkbox"/> All Buildings with their sizes listed (in ft) | <input type="checkbox"/> Arrow showing the natural slope of the land |
| <input type="checkbox"/> Distance from centre of road to buildings (in ft) | <input type="checkbox"/> Proposed stormwater drainage patterns for water within and leaving the subdivision |
| <input type="checkbox"/> Distance from buildings to property lines (in ft) | <input type="checkbox"/> Location of driveway(s) |
| <input type="checkbox"/> Distance from septic tank/field to property lines (in ft) | <input type="checkbox"/> Distance from the centre of driveway(s) to the nearest neighbouring property line (in ft) |
| <input type="checkbox"/> Distance from well to building (in ft) | |
| <input type="checkbox"/> Distance between well and septic system (in ft) | |
| <input type="checkbox"/> All land proposed to be use for open space, parks, recreation or other common areas | |

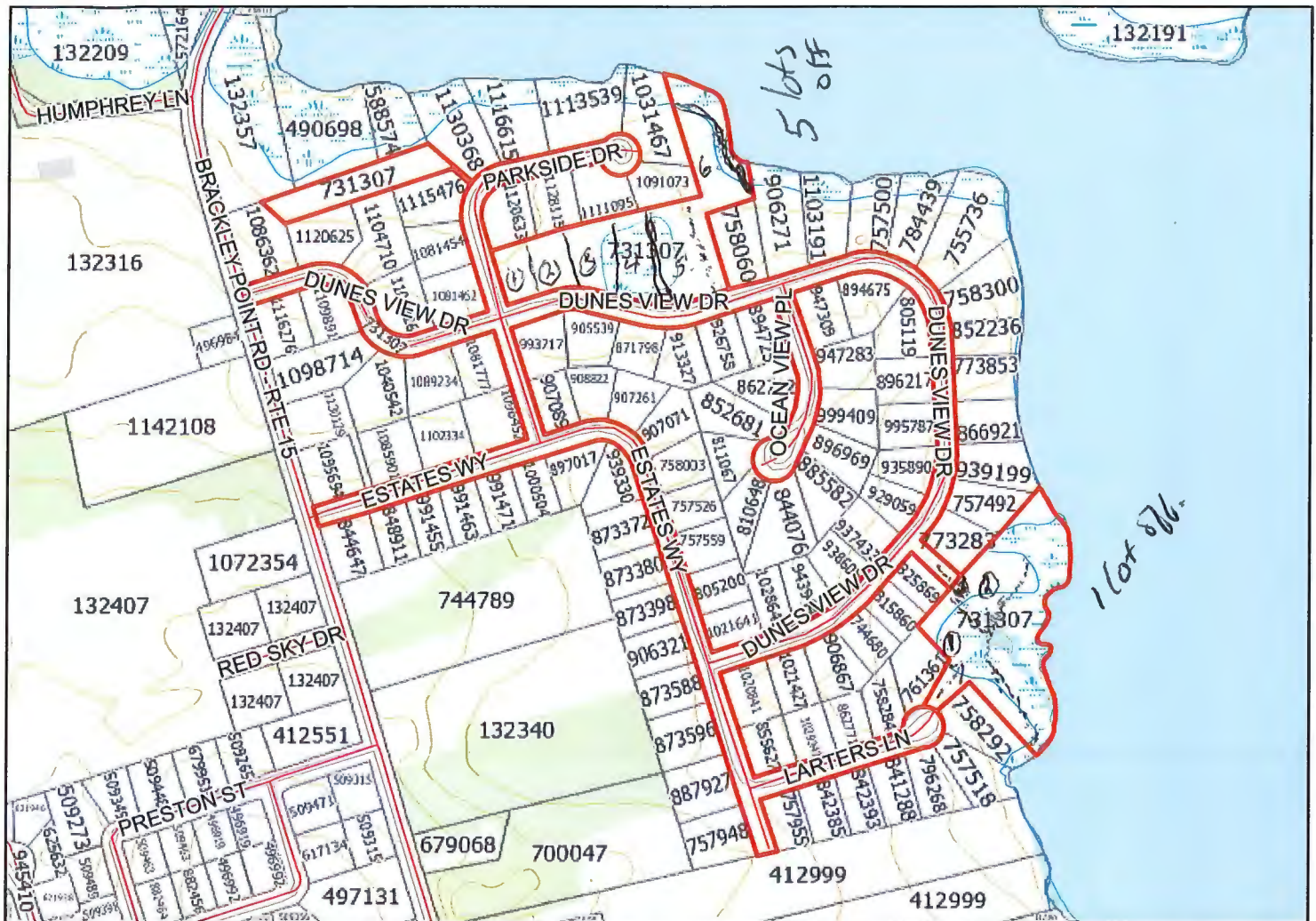


Gordie McAllen
Property Owner's Signature or Applicant

Date

TAB C

PROPERTY INFORMATION



CREATED ON 2023-06-15 12:14 PM

PARCEL NUMBER

731307

SCALE

1:6,542

ACREAGE

23.67

OWNER

GORDON MACCALLUM

Gordon MacCallum

ADDRESS

BRACKLEY BEACH

June 15-20-23



0 0.1 0.2 km

DISCLAIMER: Care has been taken to provide high quality information from the data available to the Department. However, the user is cautioned that data may have been obtained from third party sources and it may be incomplete or inaccurate. Conditions may also have changed since the collection of the data.

**GOVERNMENT OF PRINCE EDWARD ISLAND
DEPARTMENT OF FINANCE
TAXATION AND PROPERTY RECORDS DIVISION**

95 Rochford Street
1st Floor Shaw Building - South
Charlottetown, PE C1A 7N8

Office: (902) 368-4070
Fax: (902) 368-6164
taxandland@gov.pe.ca

TAB

4

PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated May 22-13)

This form is to be used for ALL development and subdivision files. If an existing file does not have a similar report included in the file, one must be created for it.

Section 1 – General Information

APPLICANT: Gordie MacCallum LOCATION: Brackley Beach
SUBDIVISION CASE # _____ DEVELOPMENT PERMIT # _____
PROPERTY # 731307 DATE OF INSPECTION: _____

Section 2 – Property Information

- a) Is the property identified? Attach confirmation. ☒ No ☐ Yes
- b) Is the property in a Special Planning Area? ☒ No ☐ Yes _____
- c) Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes _____
- d) The property has a: ☐ stream ☒ wetland ☐ watercourse ☐ pond
☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
- e) Are there any existing structures on the property? ☒ No ☐ Yes (sketch)
- f) Existing land use Open Space Proposed land use Residential
- g) Has the coastal erosion rate been checked? ☐ NA ☒ No ☐ Yes _____ (attach)

Section 3 – Soil Categorization

- a) What is the soil categorization? _____
- b) Previously Assessed? _____, Case# _____, Assumed Permeable Soil _____
Assessor _____, Registered Document _____
Notes: _____

Section 4 – Highway Information

- a) Name of highway Dunes View Dr Route No. _____
- b) Highway classification ☐ Arterial ☐ Arterial 2 ☐ Seasonal ☐ Collector
☐ C1 ☐ C2 ☐ C3 ☐ Non-Essential
☐ Heritage ☒ Private ROW ☐ Subdivision Road
☐ Other _____
- c) How many lanes? ☐ one ☐ two ☐ more than 2
- d) Is an Entrance way permit required? ☒ No ☐ Yes
- e) Highway access (culvert) ☐ new culvert required ☒ use existing entrance
☐ re-locate existing entrance
- f) Does the proposed entrance way meet the sight distance requirements? ☐ No ☐ Yes ☒ NA
- g) Special Conditions: _____
- h) TIR comments (if applicable): _____

over →

Section 5 – Building Information (*building permits only*)

- a) Will the proposal meet the minimum building setbacks?
b) Will a variance be required?

☐ No ☒ Yes
☒ No ☐ Yes

Section 6 – Sketch

This area can be used to show features of the property (e.g. slope direction, surface drainage, structures, lot layouts, special features, etc.)

Section 7 – Notes

Notes: Applicant wants to develop open space with wetland in it. See sections 15, 28, 29 & 34 of Subdivision regs

Section 8 – Subdivision Information (subdivisions only)

- a) Does the Duty to Consult Policy Apply?
b) Has the property been previously subdivided?
c) Is a survey required?
d) Immediately prior to final approval, has the identification status been confirmed (attach confirmation)?

☒ No ☐ Yes
☐ No ☒ Yes
☐ No ☒ Yes
☐ No ☒ Yes

Section 9 – Status and Sign Off

Copies of the application have been sent to the following for comment:

- ☐ Planning ☐ TIR (transportation) ☐ Quality Tourism ☐ Fire Marshall
☐ Environment ☐ Coastal Erosion/Flood Risk ☐ _____



Officer

July 17th 2023

Date

TAB

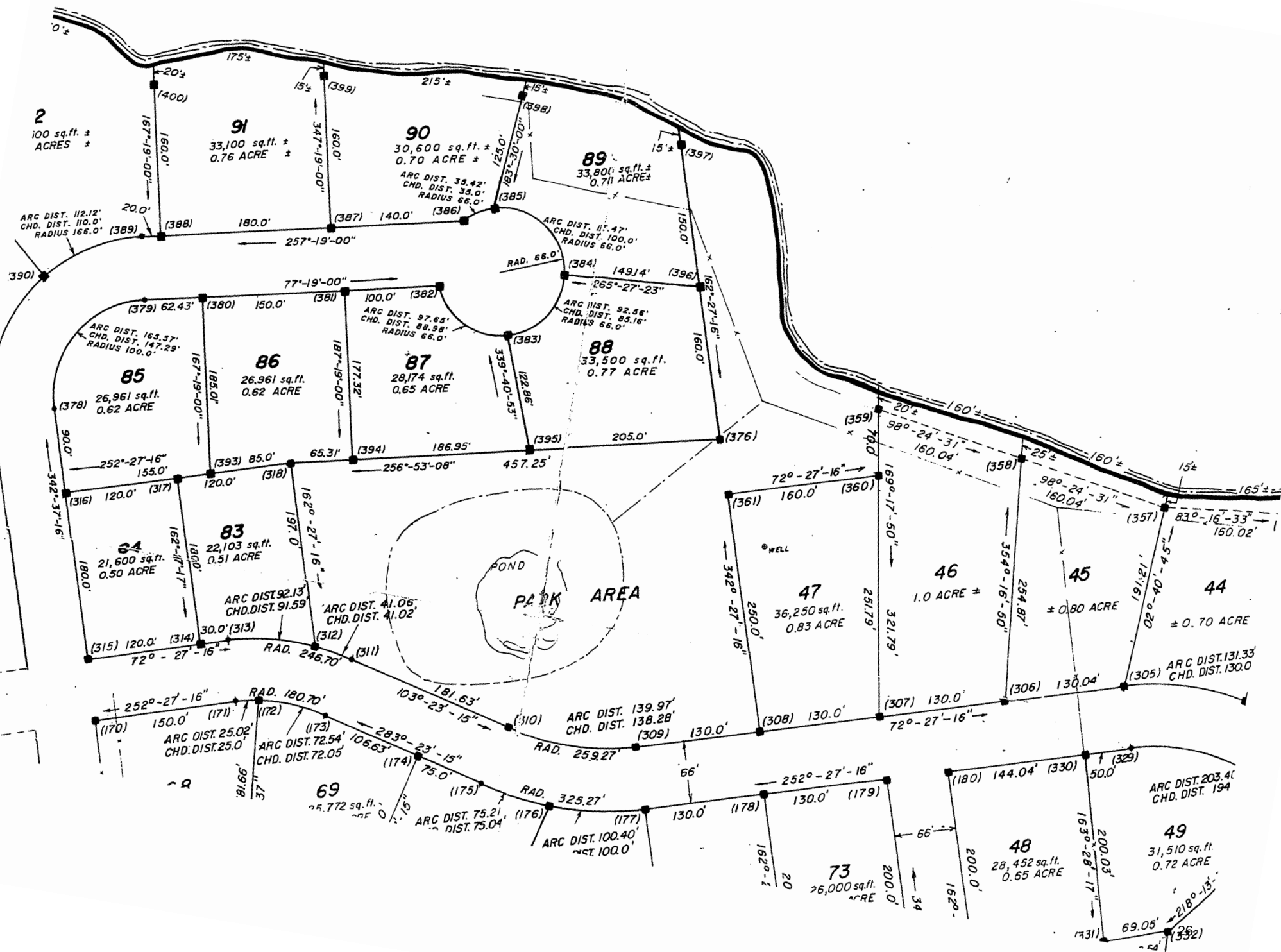
5

TAB

A



TAB
B



-31"
BRACKLEY POINT ROAD

GULF SURVEYS LTD.

PLAN SHOWING SUBDIVISION OF PROPERTY OF

E. GORDON MacCALLUM & DONALD B. MacCALLUM (Liber)

BRACKLEY BEACH LOT 33 QUEENS CO.

FIELDWORK BY R.T.

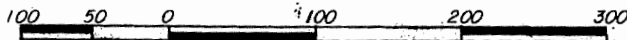
DRAWN BY D.W.R.

DATE SURVEYED MAY, 1988

DATE DRAWN MAY 31, 1988

*20 new lots
not on this plan*

SCALE 1" = 100'



TAB C

TAB D

11591A



11591A

RECEIVED
NOV 1 1964
U.S. DEPT. OF AGRICULTURE
WASHINGTON, D.C.

PROJECT	NO. 11591A
DATE	11-1-64
BY	W. H. H. H.
FOR	U.S. DEPT. OF AGRICULTURE
FILE	11591A



B # 11591

Brackley Bay



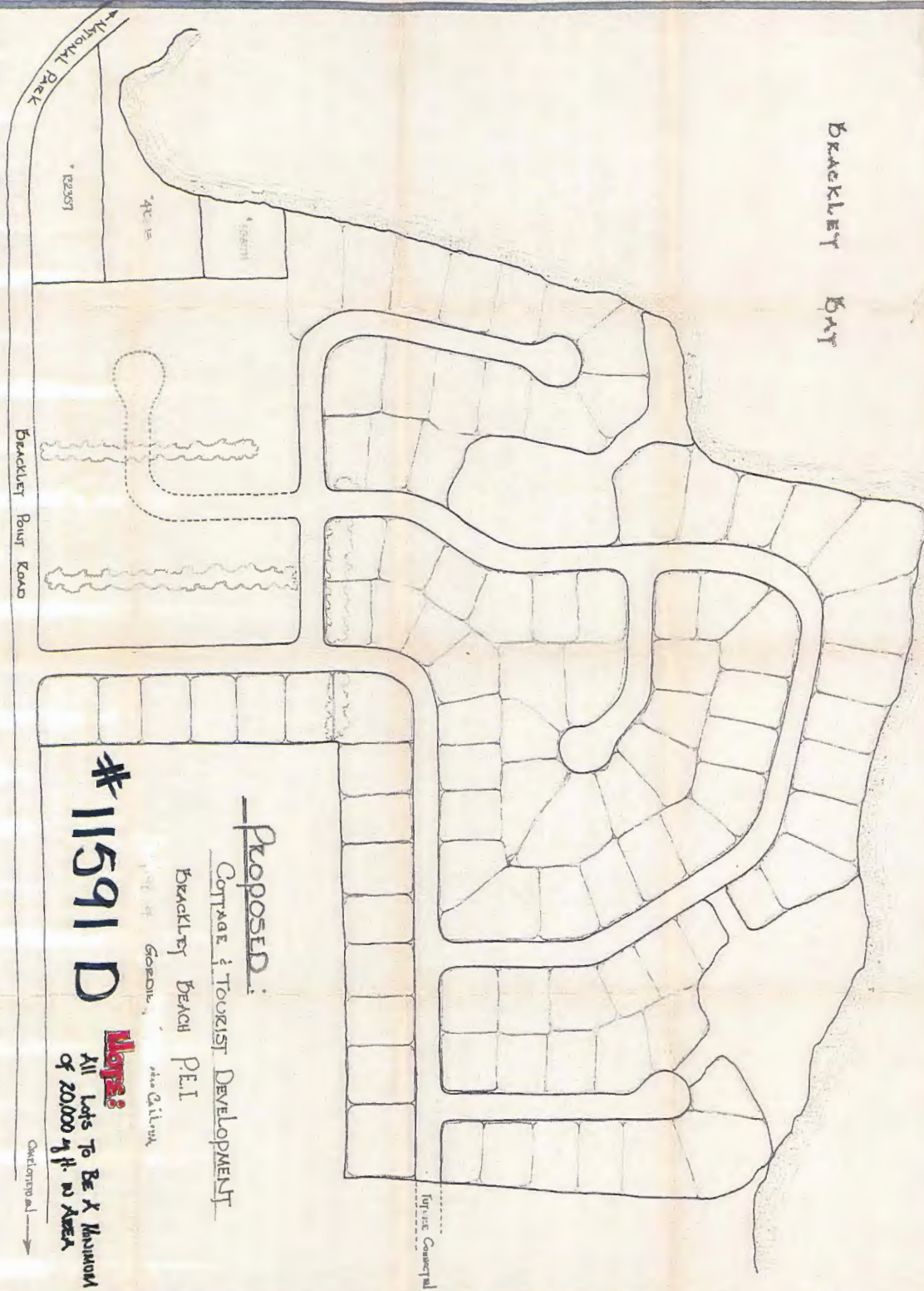
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11591C

Highways Community

Scale 1" = 100' 100'

Brackley Bay



Proposed:

Cottage & Tourist Development

Brackley Beach P.E.I.

11591 D

Maple

All Lots To Be A Minimum of 20,000 sq. ft. in Area

11591 D

Scale 1"=100'

PLAT MAP

BRACKLEY BAY

DUNES VIEW DRIVE

PARK AREA "B"

POND

LOT 90
41,490 Sq.Ft.±
(INCLUDES BUFFER)

LOT 91
37,029 Sq.Ft.±
(INCLUDES BUFFER)

LOT 92
42,371 Sq.Ft.±
(INCLUDES BUFFER)

LOT 89
37,493 Sq.Ft.±
(INCLUDES BUFFER)

LOT 88
28,459 Sq.Ft.±

LOT 87
PID No. 731307

LOT 85
PID No. 731307
REFERENCE:
GUY SURVEYS LTD
LMD No. 2607

LOT 93
PID No. 731307

LOT 100
PID No. 731307

LOT 47

LOT 46

EDGE OF SHORE FRONT BAYLAND AS
DELIMITED BY SURVEY CONSULTANTS
(#91060 JUNE 1, 2012)

NOW OR FORMERLY
LANDS OF
GOVERNMENT OF
CANADA
PID No. 588574

NOW OR FORMERLY
LANDS OF
GORDON E. MACCALLUM &
JEANETTE MACCALLUM
PID No. 1031467

TABLE

10	16
17	44
18	97
19	97
20	11
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22	11
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93	11
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100	11

March 6, 2013

and

[illegible]

(C) COPYRIGHT OF THIS PLAN IS THE SOLE PROPERTY OF I S E Ltd., ONLY. NO PERSON SHALL REPRODUCE THIS PLAN IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF I S E Ltd.

LEGEND

LEGEND

LANDS DEALT WITH BY THIS PLAN
FOUND SURVEY MARKER
PLACED SURVEY MARKER
CALCULATED POINT
TREE/HEDGE LINE
FENCE LINE
WASHHOLE
CATCH BASIN
POLE

POWER
NOTES

- TRIPLE
FENCE LINE
MARSH
CATCH BASIN
POWER POLE
- NOTES**
1. THE FIELD WORK FOR THIS SURVEY WAS EXECUTED DURING THE PERIOD OF JANUARY 16, 2013.
 2. AZIMUTHS ARE GIVEN DERIVED.
 3. ALL DIMENSIONS ARE GIVEN IN FEET, UNLESS NOTED.
 4. THIS PLAN SUPERCEDES PLAN PREPARED BY GULF SURVEYS LTD. DWS No. 2007 FOR LOTS 88 TO 92 INCLUSIVE.
 5. CONTOUR LINES FOUND ON THIS PLAN ARE DERIVED FROM GEOLUNG PLUS.

ISE

Island Surveying & Engineering
 PHONE 902-394-7131
 FAX 902-561-7131
 www.isesu.com

Engineering
PHONE 902-394-3349
FAX 902-569-3348
www.isesurveys.co

590 NORTH RIVER ROAD
CHARLOTTE TOWN, PEI
C1E 1K1

PLAN OF SURVEY SHOWING
LOTS 88 TO 92
FOR
GORDON MACCALLUM
SCALE 1" = 100'

BRACKLEY BEACH
QUEENS COUNTY
TOWNSHIP No. 33

DRAWN BY: TJH
DRAWING No. 12358

P.E.I.

P.I.D. No. 731307
1031467

1. ROBERT A. WAKELIN, PRINCE EDWARD ISLAND LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY
DIRECTION AND SUPERVISION, AND THAT THIS PLAN IS A TRUE AND
CORRECT REPRESENTATION OF SAID SURVEY.

ROBERT A. WAKELIN P.E. LAND SURVEYOR

JANUARY 22, 2015
DATE

TAB E

CO-ORDINATES BASED ON P.E.I. DOUBLE STEREO-
GRAPHIC PROJECTION SYSTEM 1968.

APPROVED

JUN 8 1988

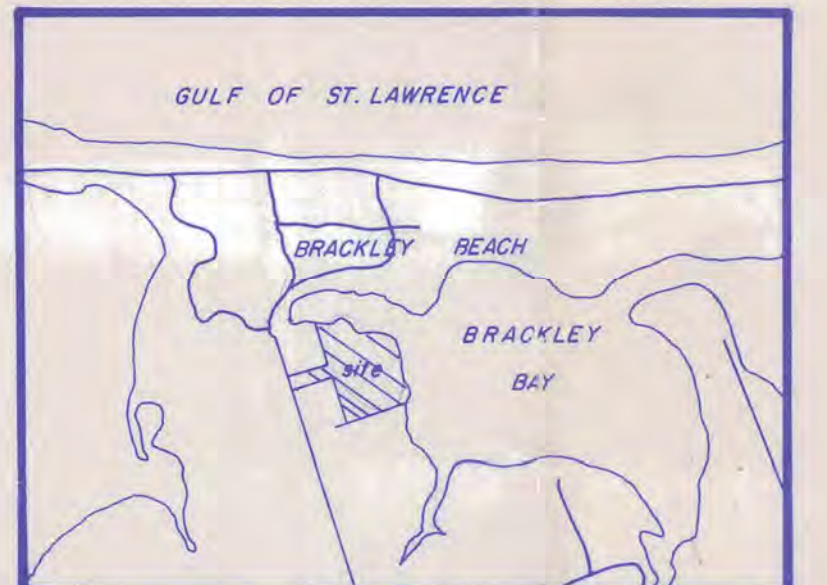
DEPT. OF COMMUNITY
& CULTURAL AFFAIRS

LOTS 1-22 FOR SUMMER
COTTAGE USE ONLY

2. PARK AREAS

Notes:

- Every foot of progression of every lot according to each of the above is to be a right-of-way from the lot to the public road, as shown on this plan.
- Plans of any other lots on this plan including private property of the owner of the lot, shall be subject to the approval of the Public Works Department and shall be subject to the approval of the Public Works Department and shall be subject to the approval of the Public Works Department.
- Construction and maintenance of roadway & associated drainage facilities within the limits of the private subdivision are shown on this plan, being the responsibility of the owner of the lot, or of an association of lot owners formed for that purpose.



SITE PLAN FROM 1:50,000 N.T.S. SHEETS
RUSTICO 11/6E

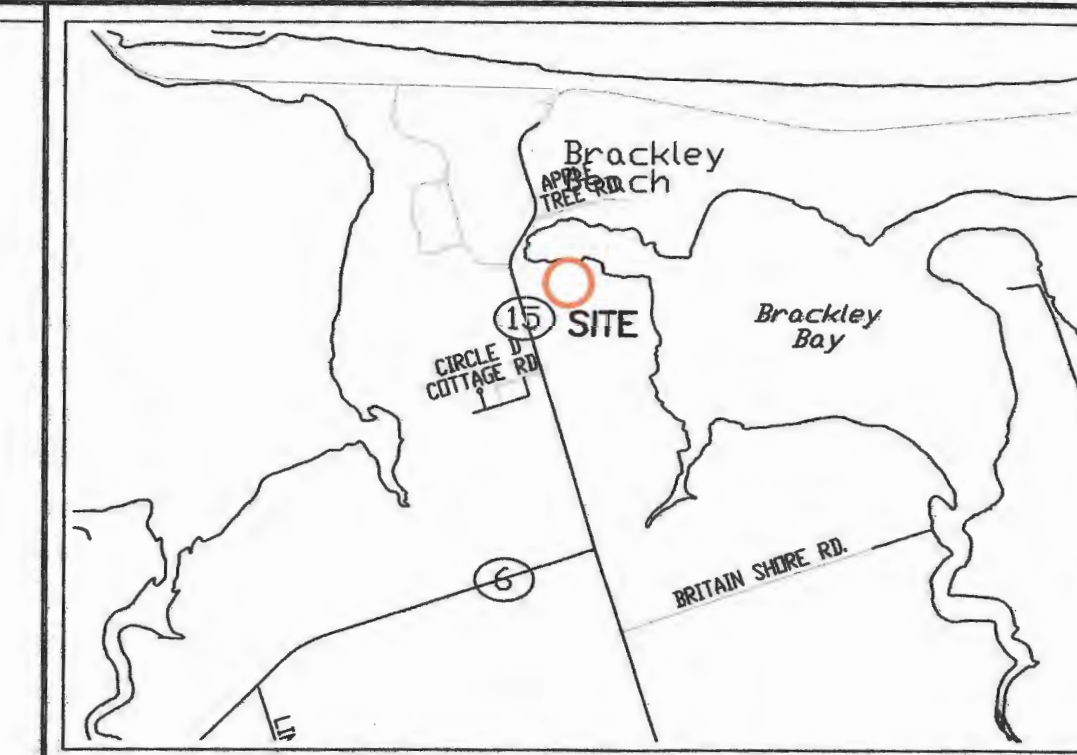
- On-site sewage disposal systems being designed for each lot by an individual qualified in soils and sewage disposal.
- Separation distances between on-site sewage services and wells being determined on an individual lot basis; the distance must be at least 50 feet on every lot.
- Wells having a minimum of 40 feet of casing and a bentonite seal.
- Access to lot #1 being from the subdivision road only.

P.E.I. GRID CO-ORDINATES IN FEET															
STA	EAST	NORTH	STA	EAST	NORTH	STA	EAST	NORTH	STA	EAST	NORTH	STA	EAST	NORTH	STA
153	443389.04	396151.88	188	450857.96	396313.99	223	450794.40	395927.71	258	450746.26	395917.94	293	450746.26	395917.94	328
154	443374.86	396215.07	189	450832.61	396319.12	224	450769.55	395922.86	259	450746.26	395917.94	294	450746.26	395917.94	329
155	443351.20	396200.12	190	450827.27	396324.27	225	450764.20	395927.97	260	450746.26	395917.94	295	450746.26	395917.94	330
156	443327.54	396185.17	191	450821.92	396329.32	226	450758.85	395933.02	261	450746.26	395917.94	296	450746.26	395917.94	331
157	443303.88	396170.22	192	450816.57	396334.37	227	450753.50	395938.07	262	450746.26	395917.94	297	450746.26	395917.94	332
158	443280.22	396155.27	193	450811.22	396339.42	228	450748.15	395943.12	263	450746.26	395917.94	298	450746.26	395917.94	333
159	443256.56	396140.32	194	450805.87	396344.47	229	450742.80	395948.17	264	450746.26	395917.94	299	450746.26	395917.94	334
160	443232.90	396125.37	195	450800.52	396349.52	230	450737.45	395953.22	265	450746.26	395917.94	300	450746.26	395917.94	335
161	443209.24	396110.42	196	450795.17	396354.57	231	450732.10	395958.27	266	450746.26	395917.94	301	450746.26	395917.94	336
162	443185.58	396095.47	197	450789.82	396359.62	232	450726.75	395963.32	267	450746.26	395917.94	302	450746.26	395917.94	337
163	443161.92	396080.52	198	450784.47	396364.67	233	450721.40	395968.37	268	450746.26	395917.94	303	450746.26	395917.94	338
164	443138.26	396065.57	199	450779.12	396369.72	234	450716.05	395973.42	269	450746.26	395917.94	304	450746.26	395917.94	339
165	443114.60	396050.62	200	450773.77	396374.77	235	450710.70	395978.47	270	450746.26	395917.94	305	450746.26	395917.94	340
166	443090.94	396035.67	201	450768.42	396379.82	236	450705.35	395983.52	271	450746.26	395917.94	306	450746.26	395917.94	341
167	443067.28	396020.72	202	450763.07	396384.87	237	450700.00	395988.57	272	450746.26	395917.94	307	450746.26	395917.94	342
168	443043.62	396005.77	203	450757.72	396389.92	238	450694.65	395993.62	273	450746.26	395917.94	308	450746.26	395917.94	343
169	443019.96	395990.82	204	450752.37	396394.97	239	450689.30	395998.67	274	450746.26	395917.94	309	450746.26	395917.94	344
170	442996.30	395975.87	205	450747.02	396400.02	240	450683.95	396003.72	275	450746.26	395917.94	310	450746.26	395917.94	345
171	442972.64	395960.92	206	450741.67	396405.07	241	450678.60	396008.77	276	450746.26	395917.94	311	450746.26	395917.94	346
172	442948.98	395945.97	207	450736.32	396410.12	242	450673.25	396013.82	277	450746.26	395917.94	312	450746.26	395917.94	347
173	442925.32	395931.02	208	450730.97	396415.17	243	450667.90	396018.87	278	450746.26	395917.94	313	450746.26	395917.94	348
174	442901.66	395916.07	209	450725.62	396420.22	244	450662.55	396023.92	279	450746.26	395917.94	314	450746.26	395917.94	349
175	442878.00	395901.12	210	450720.27	396425.27	245	450657.20	396028.97	280	450746.26	395917.94	315	450746.26	395917.94	350
176	442854.34	395886.17	211	450714.92	396430.32	246	450651.85	396034.02	281	450746.26	395917.94	316	450746.26	395917.94	351
177	442830.68	395871.22	212	450709.57	396435.37	247	450646.50	396039.07	282	450746.26	395917.94	317	450746.26	395917.94	352
178	442807.02	395856.27	213	450704.22	396440.42	248	450641.15	396044.12	283	450746.26	395917.94	318	450746.26	395917.94	353
179	442783.36	395841.32	214	450698.87	396445.47	249	450635.80	396049.17	284	450746.26	395917.94	319	450746.26	395917.94	354
180	442759.70	395826.37	215	450693.52	396450.52	250	450630.45	396054.22	285	450746.26	395917.94	320	450746.26	395917.94	355
181	442736.04	395811.42	216	450688.17	396455.57	251	450625.10	396059.27	286	450746.26	395917.94	321	450746.26	395917.94	356
182	442712.38	395796.47	217	450682.82	396460.62	252	450619.75	396064.32	287	450746.26	395917.94	322	450746.26	395917.94	357
183	442688.72	395781.52	218	450677.47	396465.67	253	450614.40	396069.37	288	450746.26	395917.94	323	450746.26	395917.94	358
184	442665.06	395766.57	219	450672.12	396470.72	254	450609.05	396074.42	289	450746.26	395917.94	324	450746.26	395917.94	359
185	442641.40	395751.62	220	450666.77	396475.77	255	450603.70	396079.47	290	450746.26	395917.94	325	450746.26	395917.94	360
186	442617.74	395736.67	221	450661.42	396480.82	256	450598.35	396084.52	291	450746.26	395917.94	326	450746.26	395917.94	361
187	442594.08	395721.72	222	450656.07	396485.87	257	450593.00	396089.57	292	450746.26	395917.94	327	450746.26	395917.94	362
188	442570.42	395706.77	223	450650.72	396490.92	258	450587.65	396094.62	293	450746.26	395917.94	328	450746.26	395917.94	363
189	442546.76	395691.82	224	450645.37	396495.97	259	450582.30	396099.67	294	450746.26	395917.94	329	450746.26	395917.94	364
190	442523.10	395676.87	225	450640.02	396501.02	260	450576.95	396104.72	295	450746.26	395917.94	330	450746.26	395917.94	365
191	442499.44	395661.92	226	450634.67	396506.07	261	450571.60	396109.77	296	450746.26	395917.94	331	450746.26	395917.94	366
192	442475.78	395646.97	227	450629.32	396511.12	262	450566.25	396114.82	297	450746.26	395917.94	332	450746.26	395917.94	367
193	442452.12	395632.02	228	450623.97	396516.17	263	450560.90	396119.87	298	450746.26	395917.94	333	450746.26	395917.94	368
194	442428.46	395617.07	229	450618.62	396521.22	264	450555.55	396124.92	299	450746.26	395917.94	334	450746.26	395917.94	369
195	442404.80	395602.12	230	450613.27	396526.27	265	450550.20	396129.97	300	450746.26	395917.94	335	450746.26	395917.94	370
196	442381.14	395587.17	231	450607.92	396531.32	266	450544.85	396135.02	301	450746.26	395917.94	336	450746.26	395917.94	371
197	442357.48	395572.22	232	450602.57	396536.37	267	450539.50	396140.07	302	450746.26	395917.94	337	450746.26	395917.94	372
198	442333.82	395557.27	233	450597.22	396541.42	268	450534.15	396145.12	303	450746.26	395917.94	338	450746.26	395917.94	373
199	442310.16	395542.32	234	450591.87	396546.47	269	450528.80	396150.17	304	450746.26	395917.94	339	450746.26	395917.94	374
200	442286.50	395527.37	235	450586.52	396551.52	270	450523.45	396155.22	305	450746.26	395917.94	340	450746.26	395917.94	375
201	442262.84	395512.42	236	450581.17	396556.57	271	450518.10	396160.27	306	450746.26	395917.94	341	450746.26	395917.94	376
202	442239.18	395497.47	237	450575.82	396561.62	272	450512.75	396165.32	307	450746.26	395917.94	342	450746.26	395917.94	377
203	442215.52	395482.52	238	450570.47	396566.67	273	450507.40	396170.37	308	450746.26	395917.94	343	450746.26	395917.94	378
204	442191.86	395467.57	239	450565.12	396571.72	274	450502.05	396175.42	309	450746.26	395917.94	344	450746.26	395917.94	379
205	442168.20	395452.62	240	450559.77	396576.77	275	450496.70	396180.47	310	450746.26	395917.94	345	450746.26	395917.94	380
206	442144.54	395437.67	241	450554.42	396581.82	276	450491.35	396185.52	311	450746.26	395917.94	346	450746.26	395917.94	381
207	442120.88	395422.72	242	450549.07	396586.87	277	450486.00	396190.57	312	450746.26	395917.94	347	450746.26	395917.94	382
208	442097.22	395407.77	243	450543.72	396591.92	278	450480.65	396195.62	313	450746.26	395917.94	348	450746.26	395917.94	383
209	442073.56	395392.82	244	450538.37	396596.97	279	450475.30	396200.67	314	450746.26	395917.94	349	450746.26	395917.94	384
210	442049.90	395377.87	245	450533.02	396602.02	280	450469.95	396205.72	315	450746.26	395917.94	350	450746.26	395917.94	385
211	442026.24	395362.92	246	450527.67	396607.07	281	450464.60	396210.77	316	450746.26	395917.94	351	450746.26	395917.94	386
212	442002.58	395347.97	247												

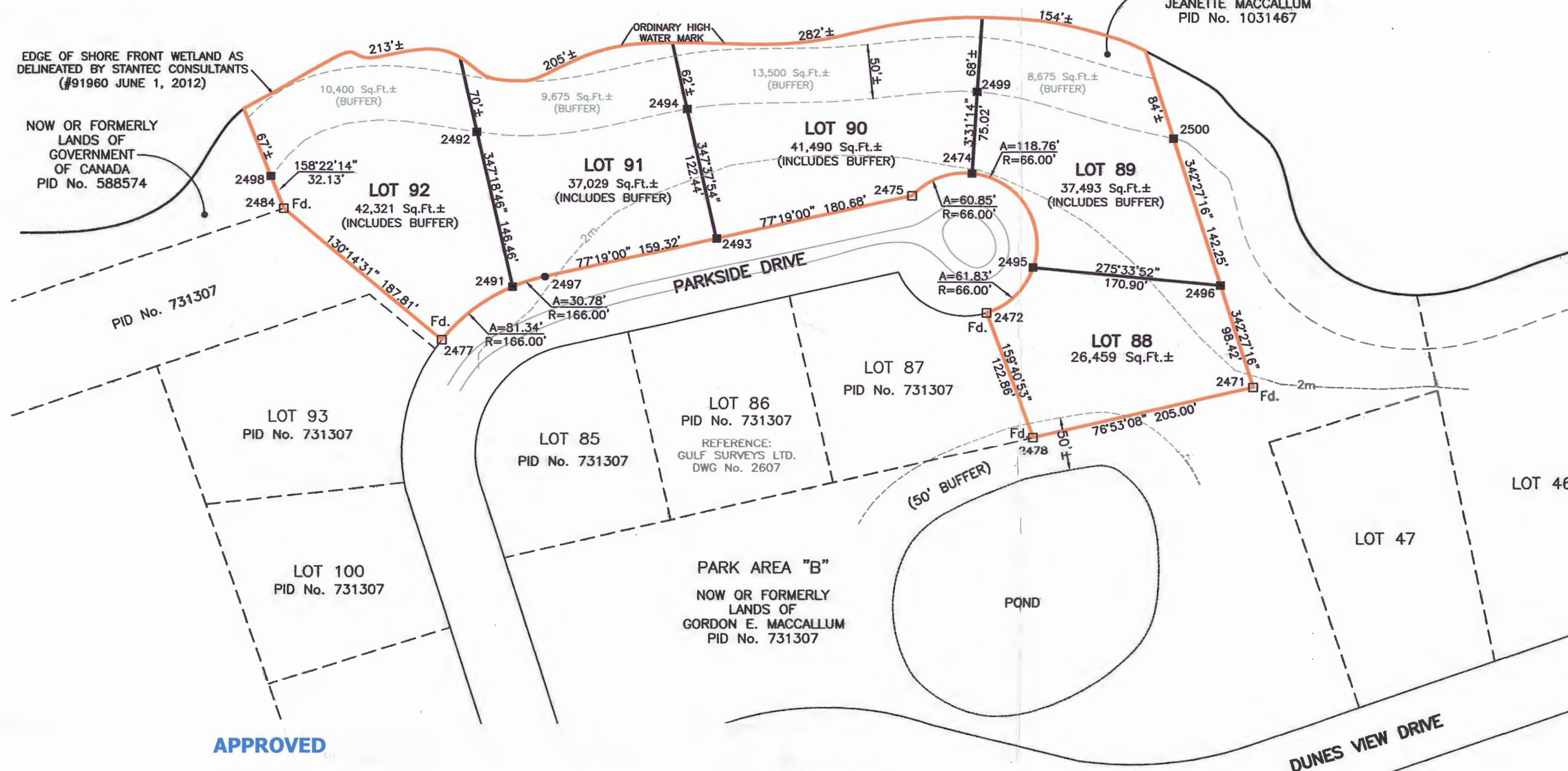
TAB
F

COORDINATE LIST
EXPRESSED IN (NAD27) FEET

Point	Northing	Easting
2471	397205.57	450619.76
2472	397274.27	450377.44
2474	397402.87	450363.97
2475	397382.03	450309.07
2477	397249.03	449884.11
2478	397159.06	450420.11
2484	397370.36	449740.75
2491	397297.89	449948.13
2492	397440.77	449915.96
2493	397342.36	450132.80
2494	397461.96	450106.57
2495	397315.99	450420.00
2496	397299.42	450590.09
2497	397307.38	449977.37
2498	397400.23	449728.91
2499	397477.75	450368.58
2500	397435.05	450547.21



KEY PLAN (N.T.S.)



APPROVED

March 6, 2013

Dept. Of Environment, Labour & Justice

Per

Lots 89 to 92 for Summer Cottage use only.

Subject To:

- The sewage disposal systems being designed and installed to meet the **Category I** requirements of the Sewage Disposal System Regulations with an assumed depth of permeable soil of 24 inches.
- The **50 foot Buffer Zone** is protected under legislation. Prior to cutting any vegetation or disturbing the soil within the zone, contact this Department for advice.
- Every deed of conveyance of every lot providing for each lot owner to have a right-of-way from the lot to the public road, as shown on the plan.
- Rights-of-way shown on the plan remaining private, approval of this plan in no way implies that the Province of Prince Edward Island accepts responsibility for construction or maintenance of roadways or associated drainage facilities.
- Construction and maintenance of roadways and associated drainage facilities within the bounds of the private rights-of-way shown on this plan being the responsibility of the subdivider, or of an association of lot owners formed for that purpose.

Note:

- This plan **SUPERSEDES** the approval of Lots 88 to 92 on Plan #11591F.
- All rights-of-way serving the approved subdivision meet the requirements of the **Planning Act**, Subdivision and Development Regulations. Subdivision approval does not include or provide any actual legal right-of-way from the approved subdivision to a public road. The provision of any such right-of-way is the responsibility of the subdivider.
- This subdivision approval has been issued in a geographic area which does not have land zoning. The area may include existing or future residential, commercial, agricultural, forestry, fishing, aquaculture, tourism, industrial or institutional uses which may influence the use of the site for which the approval has been issued.
- Storm Surge Warning** - There has been a history of coastal flooding in this area, and in general, lands below 2 meters in elevation are considered to have a high risk for impact due to coastal flooding and/or storm surge, while those areas below 4 meters in elevation are considered to be at a moderate risk.

(C) COPYRIGHT OF THIS PLAN IS THE SOLE PROPERTY OF I S E Ltd., ONLY. NO PERSON SHALL REPRODUCE THIS PLAN IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF I S E Ltd.

LEGEND

- LANDS DEALT WITH BY THIS PLAN
- FOUND SURVEY MARKER
- PLACED SURVEY MARKER
- CALCULATED POINT
- TREE/HEDGE LINE
- FENCE LINE
- MANHOLE
- CATCH BASIN
- POWER POLE

NOTES

- THE FIELD WORK FOR THIS SURVEY WAS EXECUTED DURING THE PERIOD OF JANUARY 16, 2013.
- AZIMUTHS ARE GRID DERIVED.
- ALL DIMENSIONS ARE GIVEN IN FEET, UNLESS NOTED.
- THIS PLAN SUPERCEDES PLAN PREPARED BY GULF SURVEYS LTD. DWG No. 2607 FOR LOTS 88 TO 92 INCLUSIVE.
- CONTOUR LINES FOUND ON THIS PLAN ARE DERIVED FROM GEOLINC PLUS.



Island Surveying & Engineering

590 NORTH RIVER ROAD
CHARLOTTETOWN, PEI
C1E 1K1

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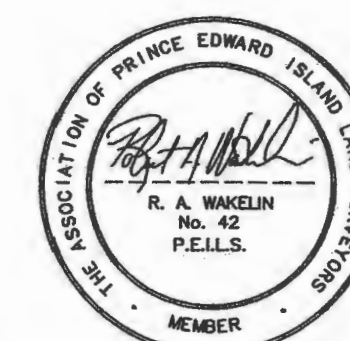
PLAN OF SURVEY SHOWING
LOTS 88 TO 92
FOR
GORDON MACCALLUM
SCALE 1" = 100'

BRACKLEY BEACH
QUEENS COUNTY
TOWNSHIP No. 33

P.E.I.

DRAWN BY: TJH
DRAWING No. 12358

P.I.D. No. 731307
1031467



#11591G

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

ROBERT A. WAKELIN P.E.I. LAND SURVEYOR

JANUARY 22, 2013
DATE