

BEFORE THE ISLAND REGULATORY AND APPEALS COMMISSION

IN THE MATTER OF an appeal pursuant to section 28 of the *Planning Act*, RSPEI 1988 c P-8, by Donald and Carol Doucette with respect to the denial of a development permit application to construct a detached two-car garage on PID# 610824 located on the Grand Pere Point Road, Rustico, Prince Edward Island

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

Christiana Tweedy
Legal Services
Justice and Public Safety
95 Rochford Street, PO Box 2000
Charlottetown, PE

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

Donald and Carol Doucette
133 Grand Pere Pt. Road,
Route 242
Rustico, PE

Appellants

INDEX

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

- | | |
|----|---|
| 1. | Decision of the Minister denying the development permit application, dated July 31, 2025 |
| 2. | Notice of Appeal received by IRAC August 20, 2025 and attached photos |
| 3. | Development Permit Application C-2025-0218 and attached Application Sketch for PID #610824 received June 18, 2025 and paid July 10, 2025 |
| 4. | Pre-Development and Subdivision Inspection Report dated July 31, 2025 |
| 5. | Letter to Donald Doucette from Karla Toole dated July 4, 2025 |
| 6. | Interdepartmental Communications: <ul style="list-style-type: none">A. Email correspondence from Akinkunle Akinbinu to Dale Thompson and Environmental Land Management dated July 10, 2025B. Interoffice Memorandum from Anita Masters to Akinkunle Akinbinu dated July 15, 2025C. Email correspondence from Anita Masters to Akinkunle Akinbinu dated July 15/16, 2025D. Email correspondence between Akinkunle and Anita Masters dated July 17, 2025 |
| 7. | Other: <ul style="list-style-type: none">A. Planning and Inspection Services receipt dated July 10, 2025B. Geomatics – property information sheets generated on June 19, 2025C. SSO Map generated on June 19, 2025D. Environment Map generated on June 19, 2025E. Environment Map generated on July 15, 2025F. Wetland Edge Map generated on July 17, 2025G. Wetland Edge Coordinates |

TAB

1



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

Housing, Land and Communities

Logement, Terres et Communautés



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

July 31, 2025

Donald L. Doucette
133 Grand Pere Point Rd - Rte 242
Rustico, PE C0A 1N0

Dear Mr. Doucette:

**Re: Development application – PID #610824 – Grand Pere Point Rd - Rte 242
Rustico**

The Department of Housing, Land and Communities has completed the evaluation of your development permit application that you submitted July 19, 2025, requesting permission to construct a new detached two-car garage on property #610824 located on the Grand Pere Point Rd- Rte 242 in Rustico.

A. 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 sections 3(2)(a), 5(a) and 16 (4) of the *Planning Act* Subdivision and Development Regulations, **the above noted application is Denied.** The reasons for this decision are explained in detail below.

B. Reasons

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

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.

5. No approval shall be given pursuant to these regulations until the following permits or approvals have been obtained as appropriate:

Page 1 of 2

(a) where an environmental assessment or an environmental impact statement is required under the Environmental Protection Act, approval has been given pursuant to that Act.

16. (4) No person shall undertake any development, including a sewage disposal system, within a required buffer.

As stated in section 16. (4) of the **Planning Act Subdivision and Development Regulations** no development can occur within a wetland or buffer zone. The proposed detached two-car garage is located within the buffer area on property #610824. There is no room for development outside of the buffer zone on the property. You may contact the Department of Environment, Energy and Climate Change to discuss and obtain more details as to where development may be suitable. Please contact 902-368-5049.

C. 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 regard to this decision, contact me at (902) 288-1777 or akinkunleakinbinu@gov.pe.ca.

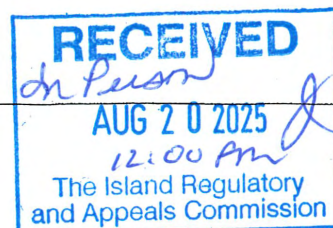
Sincerely,



Akinkunle Akinbinu
Property Development Officer

TAB

2



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 Cymbrua (name of City, Town or Community) on the 19 day of July, 2025, wherein the Minister/Community Council made a decision to disallow a 2 car garage on my property

(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)

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)

The pond does not really exist because the culvert does not do the proper job of containing the sea water from entering and we are not in the buffer zone. Measuring the distance to the culvert is not accurate

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

Name(s) of Appellant(s): Donald + Carol Doucette Signature(s) of Appellant(s): _____
 Please Print Route 242
 Mailing Address: 133 Grand Pere Pt. Rd. City/Town: Rustico
 Province: PEI Postal Code: C0A 1N0
 Email Address: djdoucette@outlook.com Telephone: 902 963-3440
 Dated this 20 day of August, 2025.
 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.

This letter is in response to the letter we received from Land Division stating that our application for a permit to build a 2 car garage was denied because our property was located in the buffer zone. To prevent me from building a garage on my property for being too close to a pond is outrageous to me. In the first place this is not a pond but a mess because of a culvert that does not do its job. The sea water is allowed to enter this bog at high tide and mix with a small brook that is fresh water. Environmentalists have stated that there is a solution by building what is referred to as a fish ladder which would allow the fresh water out but prevent the sea water from coming in. I have lived here for 44 years and there has never been any problem with seepage from my property into this area and the garage will be placed where I have parked our both cars for 44 years without an incident.

Just a few meters from my property there are two large oyster plants the size of a hockey rink that are placed right on the water with tractor trailers, derelict boats, forklifts and all sorts of equipment associated with the business. There are by times, 15 to 20 cars parked in the lot on the water's edge.

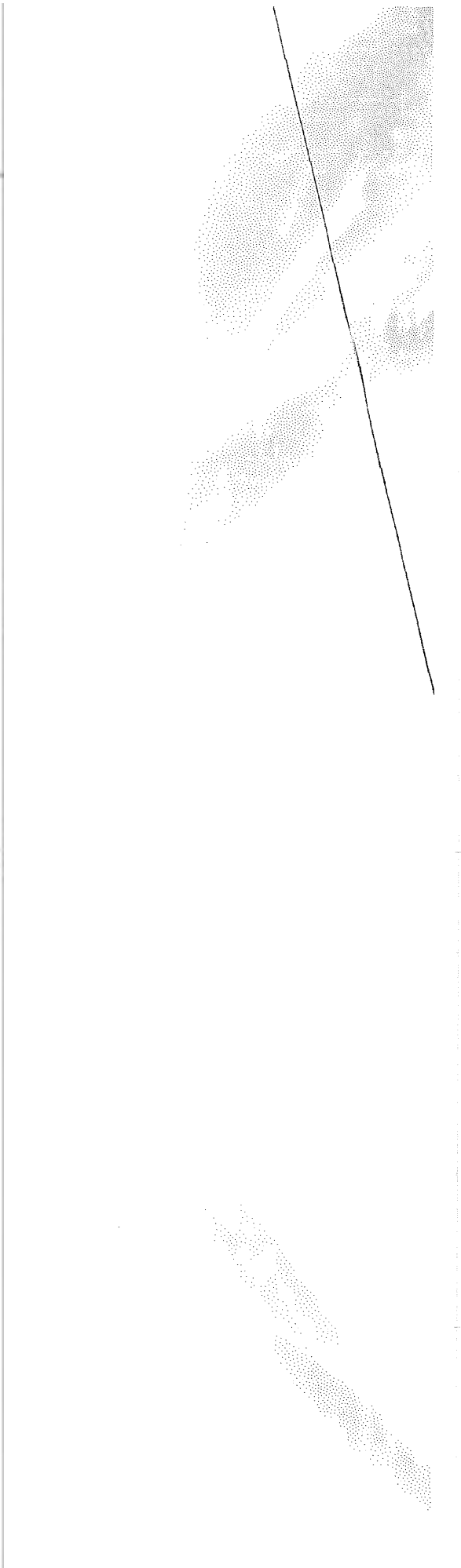
I am always concerned about the environment and I assure you that no vegetation or wildlife could exist in that environment.

This problem is fixable and I should not have to pay the price for nothing being done. At low tide there is barely any water in this so called pond. The Wheatley River Watershed group have been lobbying for this to be fixed for many years with no success.

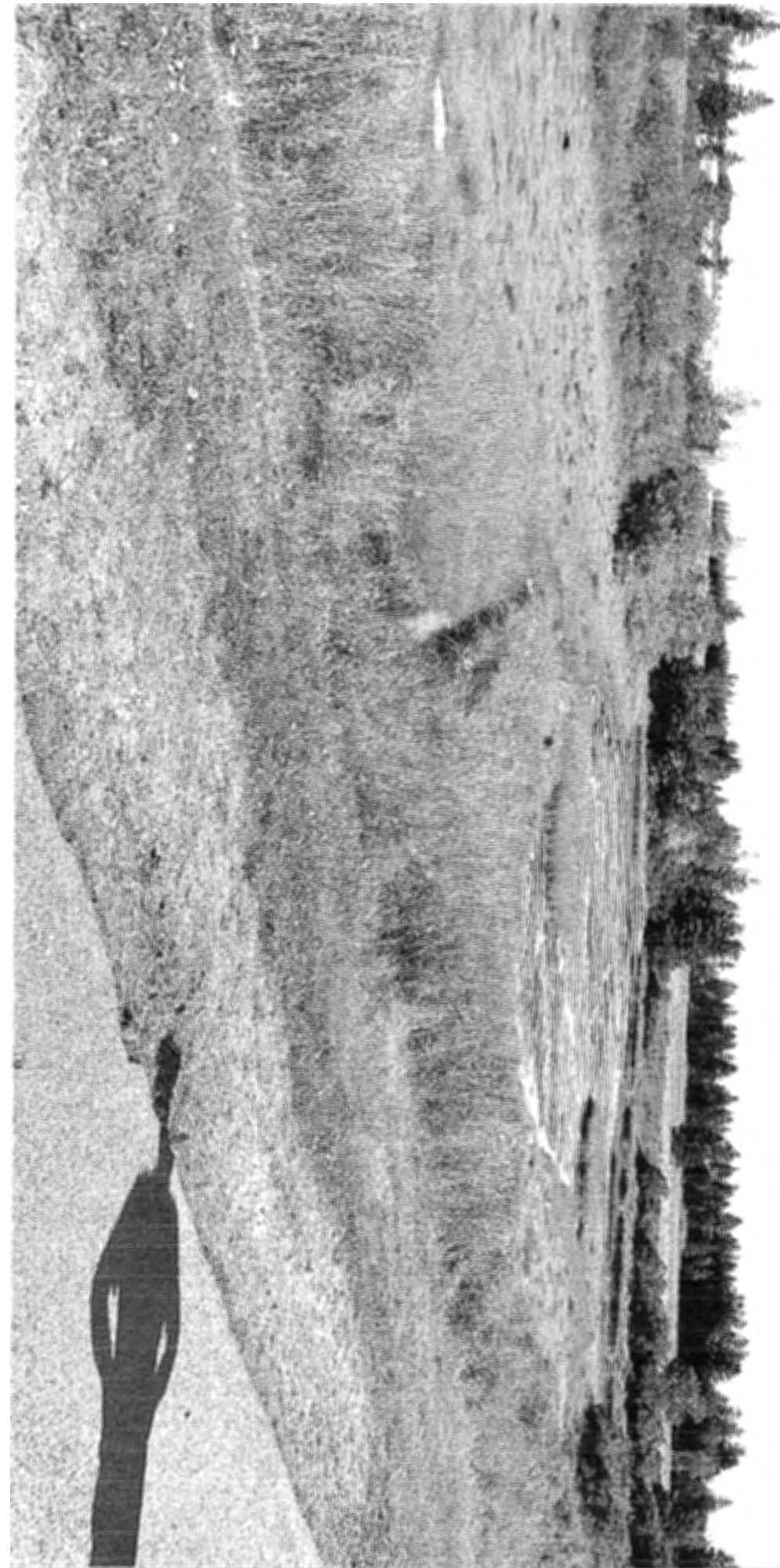
I would like you to explain how us building the 2 car garage could have any negative effect on the wetland or buffer zone next to our property.

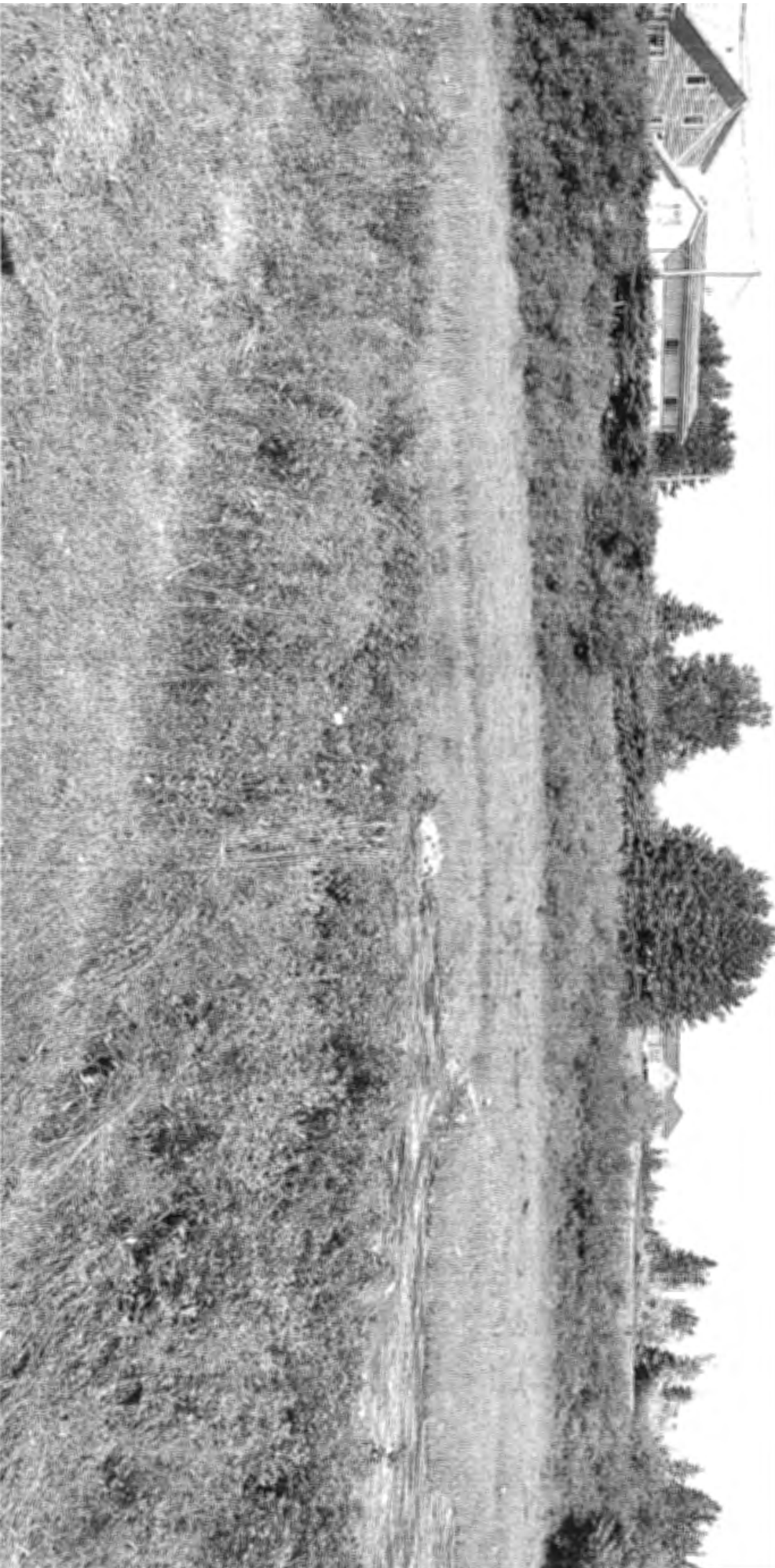
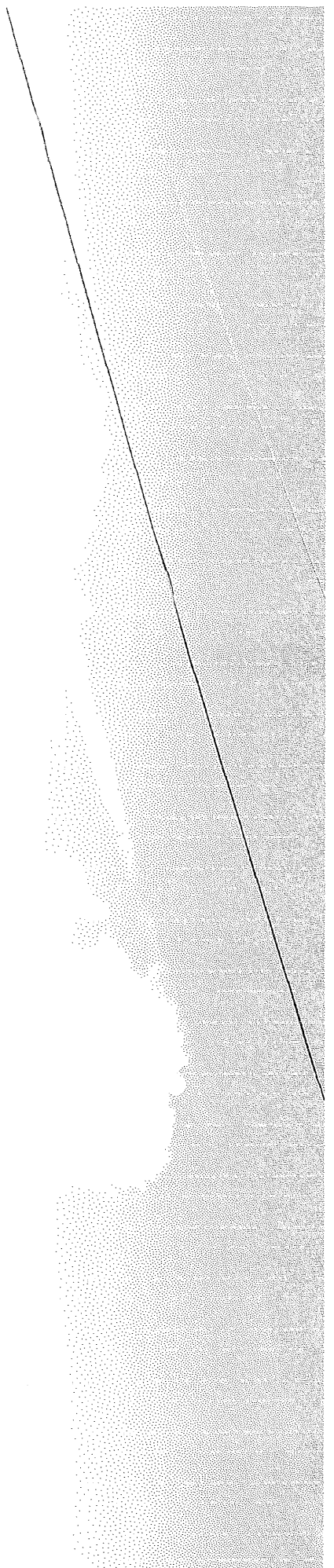
I believe the decision to deny our application was based only on paper facts and not on the actual view of the land.

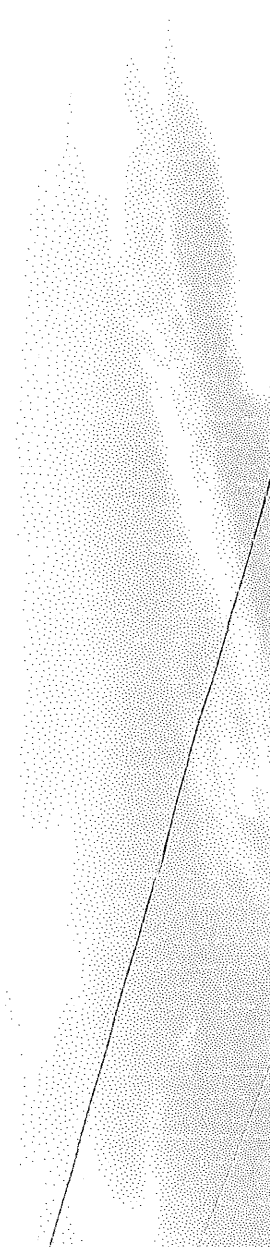
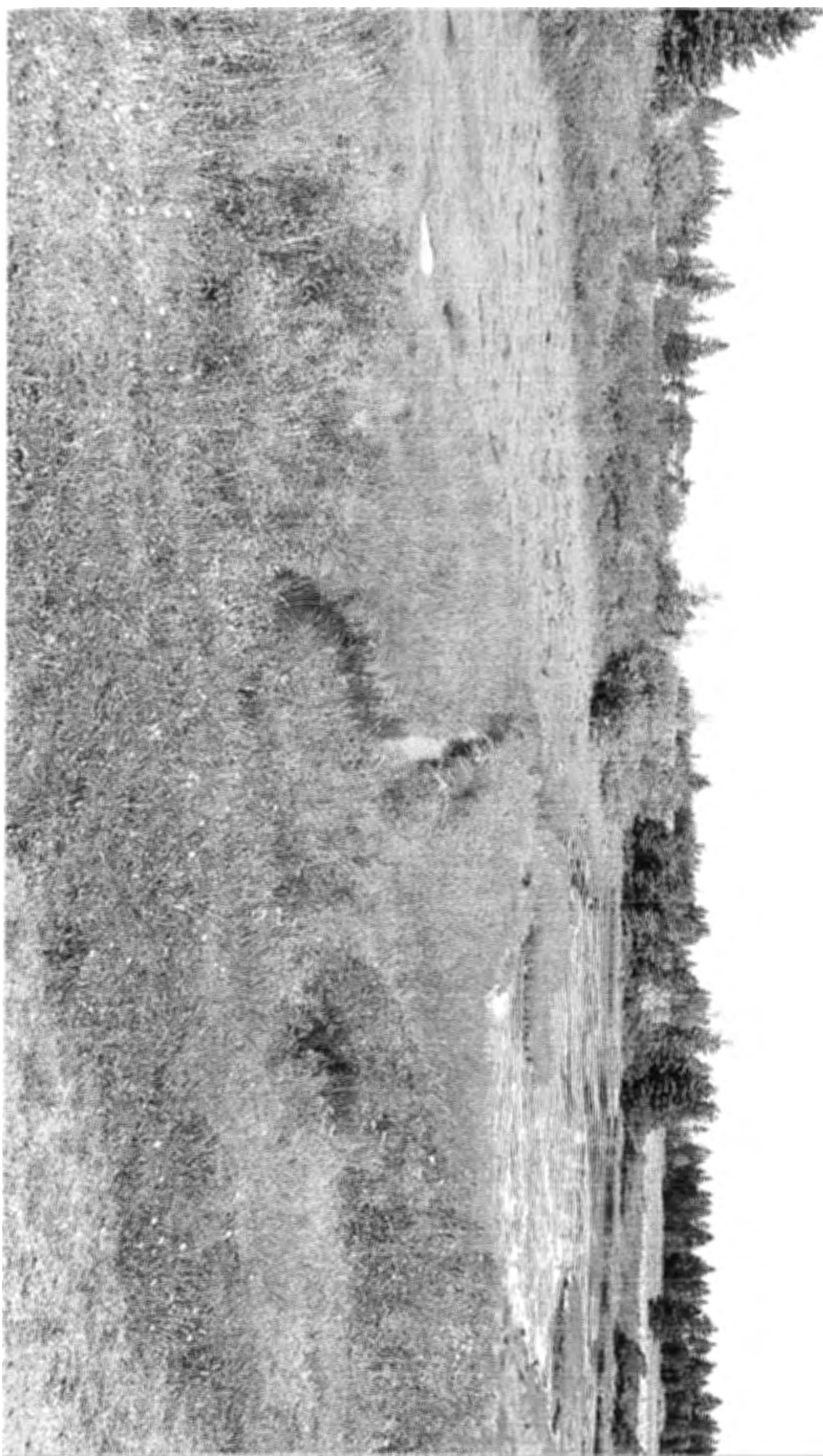
This letter is to accompany our Notice of Appeal to IRAC.









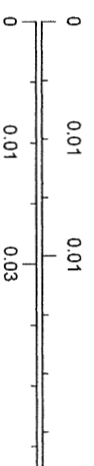


PID 610824 Wetland Edge Map



This map is not intended for legal description or to calculate exact land dimensions.

- Street
- Watercourse
- Unpaved
- Property



Scale: 1:1,128

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TAB

3

Development Permit Application

Where you live will determine what Development Permit Application you will need to complete.

If you live outside of a municipal area, you will need to complete this application. As per the Provincial **PLANNING ACT SUBDIVISION AND DEVELOPMENT REGULATIONS**, no person shall, without first obtaining a development permit:

- commence the construction of any building or structure;
- locate any building or structure, or change the location of any building or structure on a lot;
- make any structural alterations that will change the exterior dimensions of any building or structure;
- change the use of any building or structure or land, or part thereof; or intensify any non-conforming use;
- locate a travel trailer on any lot as the main or accessory use, other than in a travel trailer park where utility services are provided; or create a mobile home park

If you live inside a Municipal Area with planning authority you will need to apply for a Development Permit from that local Municipal Office.

Are you wanting to subdivide your parcel of land into smaller lots or change the official use of the property? If yes, you are required to complete the Subdivision of Land/Change of Use Application before completing this Development Permit Application and any Building Permit Applications.

Property Information:

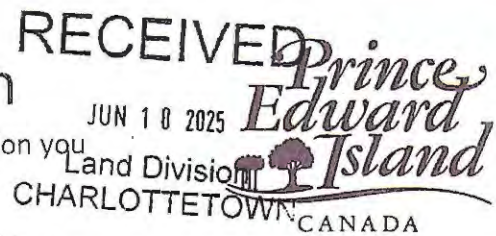
Property Tax Number: 610824-000	Community Name: Rustico
Civic Address Number: 133	Street Name: Grand Pere Pt. Rd.
	Lot Number— if applicable: 24

Property Owner Information:

Full Legal Name: Donald Lawrence Doucette		
Company Name: N/A		
Street Address: 133 Grand Pere Pt. Rd		
Community: Rustico	Province: PEI	Postal Code: C0A1N0
Email: djl.doucette@outlook.com	Phone: (902) 963-3440	

Applicant Information if different from Owner:

Full Legal Name:		
Company Name:		
Street Address:		
Community:	Province:	Postal Code:
Email:	Phone:	



Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	\$250.00
Received:	
PIC Reviewed:	<input checked="" type="checkbox"/> June 19/25 LH

PAID
JUL 10 2025
#9898
250

C-2025-0218

What is the property currently used for?

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

Describe the current land use in detail. If the property is used for livestock operation, include the type of livestock, the number of animals, whether there is a manure storage facility, and complete and attach a "Project Information Form—Commercial Livestock Operations".

Are there existing buildings on the property? ☒ Yes ☐ No

Please describe the use of each building in detail:

1 shed used for storage
1 Family home

What type of development or activity are you proposing? Please check all that apply:

- ☒ New detached structure ☐ Addition to existing structure ☐ Relocation of structure
☐ Change of use of existing structure

What will the proposed development be used for? Please check all that apply:

- ☒ Residential (Single-unit) ☐ Residential (Duplex) ☐ Residential (Multi-unit) ☒ Accessory Dwelling Unit
☐ Rental Accommodation ☐ Commercial ☐ Industrial ☐ Institutional ☐ Agriculture ☐ Aquaculture/Fisheries
☐ Forestry ☐ Recreational ☐ Resource ☐ Home-Based Business ☐ Vacant ☐ Other: _____

Will the proposed structure be the main structure on the property? ☐ Yes ☒ No

Please describe how the proposed structure will be used in detail:

2 car garage

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

How will the new proposed structure receive sewer services?

- ☐ New on-site septic wastewater system ☒ Existing on-site system N/A
☐ Municipal wastewater treatment ☐ Private central wastewater treatment

Was a Site Suitability Assessment completed?

- ☐ Yes ☒ No ☐ N/A

How many bedrooms are in the proposed/existing structure? 3
 Are you proposing to add any additional bedrooms? If so, how many? N/A
 What type of foundation are you proposing for the structure?

☒ Standard Concrete ☐ Insulated Concrete Form (ICF) ☐ Wood posts ☐ Other: _____

What siding material are you proposing for the structure? vynal

What roofing material are you proposing for the structure? shingles

What are the dimensions of the structure that you are proposing?

Width (ft): <u>24</u>		Number of Storeys:	<u>1</u>
Depth (ft): <u>24</u>		Main Floor Area (ft ²):	<u>600</u>
Height of Structure:	<u>12</u>	Total Floor Area (ft ²):	<u>600</u>

If your proposed development is Multi-unit residential, how many units are you proposing? _____

If your proposed development is Industrial, Commercial, Institutional, Recreational or Home-Based Business please answer the following:

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

Describe in detail the Industrial, Commercial, Institutional, Recreational or Home-Based Business operations you will be undertaking at this site:

Please provide the name, email and phone number for the various individuals that will be involved in your proposed development:

	Name	Email Address	Phone Number
Surveyor:			
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:	<u>BZL</u>		

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. Staff may also carry out a site inspection.

Declaration

I, Donald Doucette 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 Development Permit Application to proceed. This documented proof must be supplied at time of application.

Donald Doucette

Date: June 18/25

Carol Doucette

Date: June 18/25

Date: _____

Applicant: _____

Date: _____

Submit Applications to a Land Division Office located at:

- Elmer J. Blanchard Building – 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	
<u>DEVELOPMENT PERMIT FEES</u>	
Residential (\$250).....	= _____
Industrial/Commercial/Institutional/Recreation (\$600).....	= _____
Resource (\$500).....	= _____
Other Applicable Fees _____	= _____
Total _____	= _____

Personal information on this form is collected under section 31 of the *Freedom of Information and Protection of Privacy Act* for the purpose of land development and services as expressly authorized under the *Planning Act*, R.S.P.E.I. 1988, Cap. P-8. If you have any questions about this collection of personal information, you may contact the Land Division Office at (902) 368-5280 or landsdivision@gov.pe.ca for more information.

Disclaimer: This application may be transferred to the subject municipality for processing if jurisdictional planning areas change from the Province to the municipality.

Development Permit Application

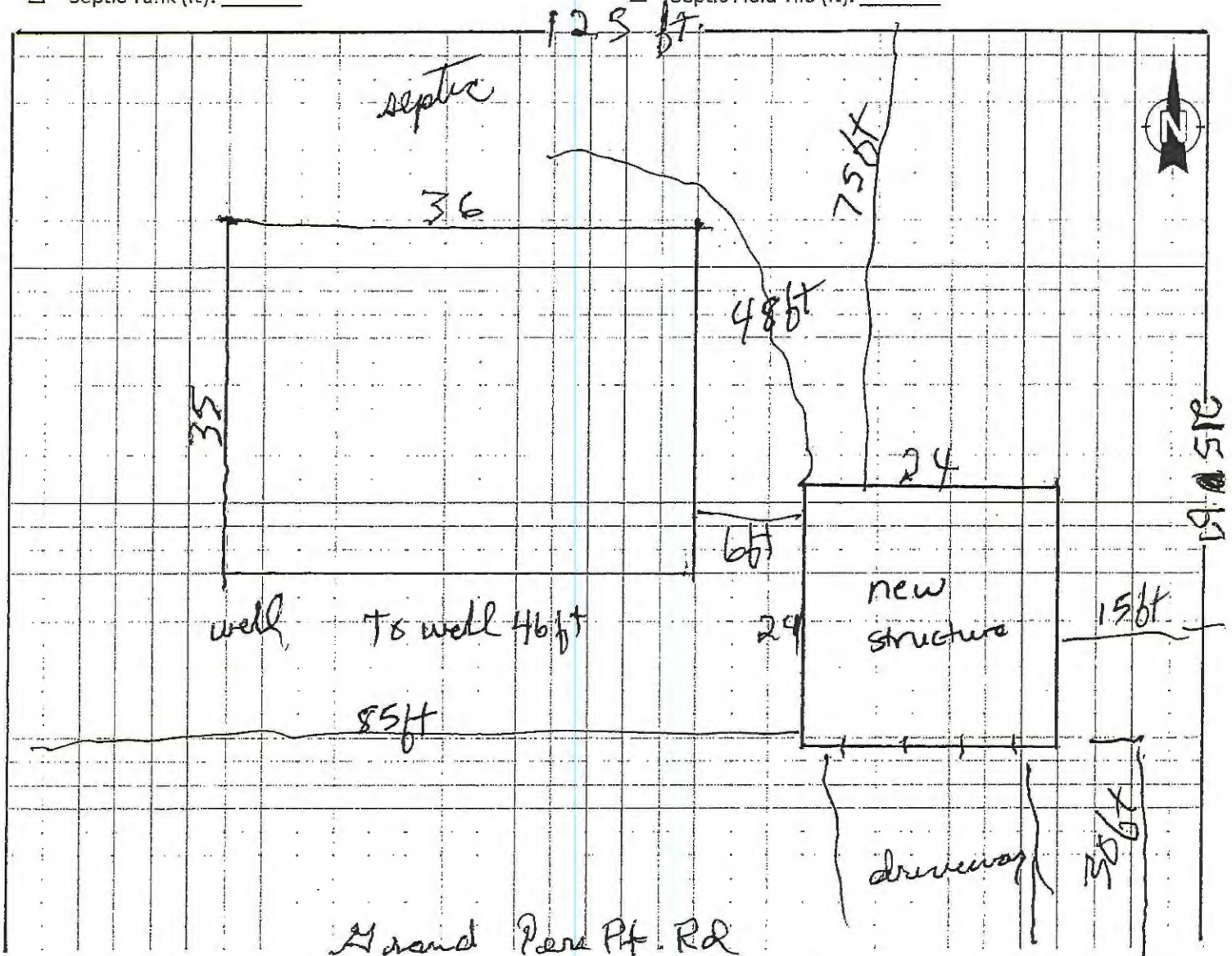
Pursuant to the Planning Act

This sketch is required as part of the Development Permit Application and must include the following:

- | | |
|--|--|
| <input type="checkbox"/> All Property lines with their lengths (in ft) | <input type="checkbox"/> All Buildings with their sizes listed (in ft) |
| <input type="checkbox"/> Road(s), including their name(s) | <input type="checkbox"/> Arrow showing the natural slope of the land |
| <input type="checkbox"/> Distance from Septic Tank to Well (ft): _____ | <input type="checkbox"/> Distance from Septic Field Tile to Well (ft): _____ |

Provide the minimum distance from your proposed structure to the following:

- | | |
|--|---|
| <input type="checkbox"/> Centre of Road (front yard) (ft): _____ | <input type="checkbox"/> Rear Yard Property Line (ft): _____ |
| <input type="checkbox"/> Left Side Property Line (ft): _____ | <input type="checkbox"/> Right Side Property Line (ft): _____ |
| <input type="checkbox"/> Shoreline or Top of Bank (ft): _____ | <input type="checkbox"/> Wetland or Watercourse (ft): _____ |
| <input type="checkbox"/> Dunes (ft): _____ | <input type="checkbox"/> Water Well (ft): _____ |
| <input type="checkbox"/> Septic Tank (ft): _____ | <input type="checkbox"/> Septic Field Tile (ft): _____ |

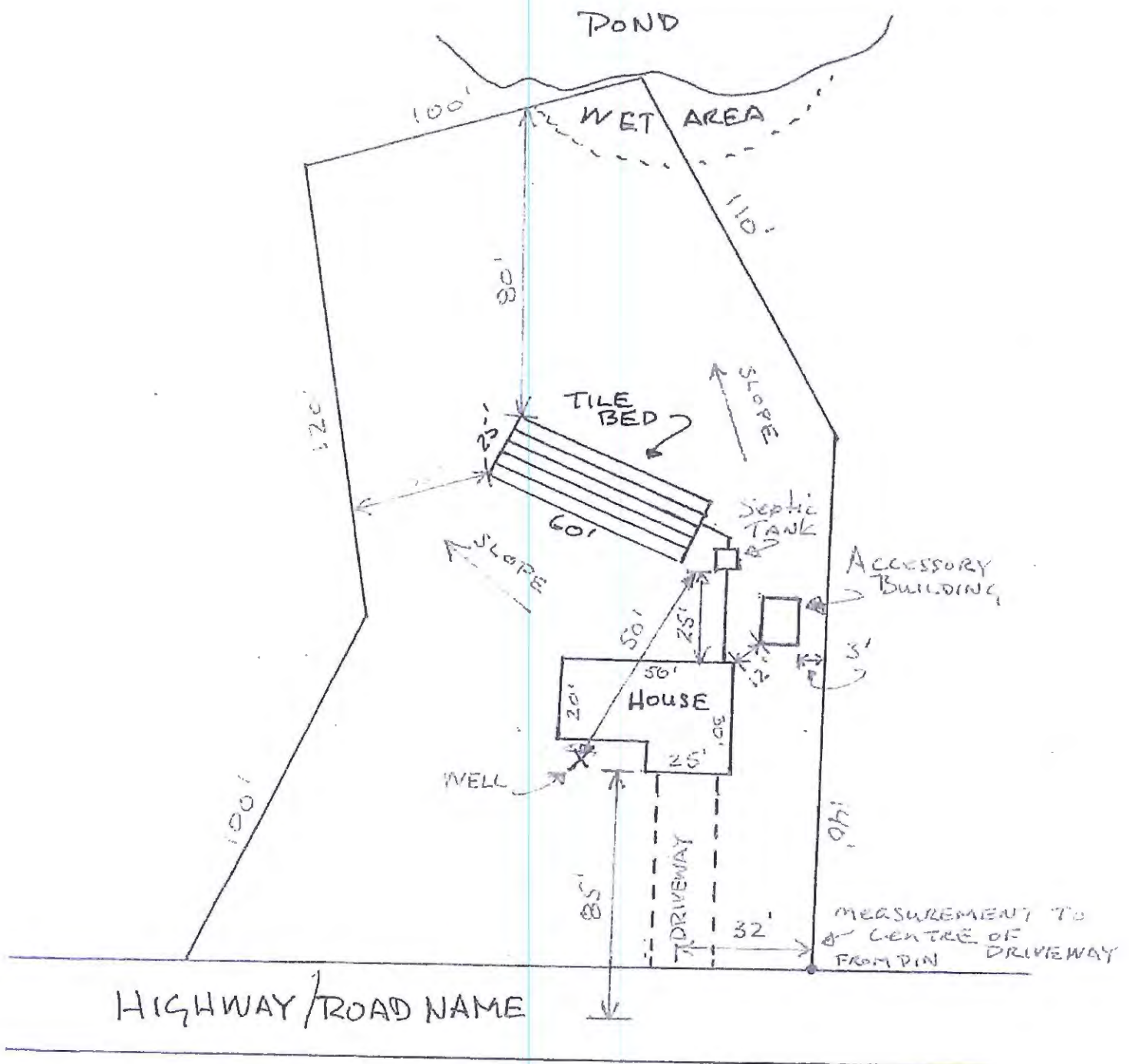


Donald D'Amico
Property Owner's Signature or Applicant

June 20/25
Date

Example Drawing—All dimensions listed are specific to this example only

- ☒ All Property lines with their lengths (in ft)
- ☒ Road(s), including their name(s)
- ☒ All Buildings with their sizes listed (in ft)
- ☒ Distance from centre of road to building (in ft) (85')
- ☒ Distance from buildings to property lines (in ft) (3')
- ☒ Distance from septic tank/field to property lines (in ft) (35')
- ☒ Show any watercourse, wetlands, top of bank, or sand dune located on the property
- ☒ Distances from watercourse, top of bank, or sand dune to any structures (building or septic) (in ft) (80')
- ☒ Arrow showing the natural slope of the land
- ☒ Distance from the centre of driveway to the nearest neighboring property line (in ft) (32')
- ☒ Distance between well and septic system (in ft) (50')



TAB

4



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 19-2024 v1.2)

Section 1 – General Information

APPLICANT: Donald Doucette
SUBDIVISION CASE # _____
PROPERTY # 610824

LOCATION: Rustico
DEVELOPMENT PERMIT # _____
DATE OF INSPECTION _____

Section 2 – Property Information - FLEXVIEW

1. Is the property identified? Attach confirmation. IRAC ☒ No ☐ Yes – EC Order: _____
2. Is the property in a Special Planning Area? ☒ No ☐ Yes – SPA: _____
 - a. Is the property considered existing in that SPA (before 1994)? ☐ No ☐ Yes
3. Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes – Municipality: _____
4. The property has a: ☐ stream ☒ wetland ☐ watercourse ☐ pond
☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
5. Does the property have poorly or imperfectly drained soils? ☐ No ☒ Yes
6. Are there any existing structures on the property? ☐ No ☒ Yes
7. Existing land use SFD Proposed land use SFD
8. Is the lot existing? (created before 1979) ☐ No ☒ Yes 1978
 - a. If no, First Lot Off (1979 to 1993 to 2002) ☐ No ☐ Yes
 - b. If no, Over 10 Acres (1979 to 2002) ☐ No ☐ Yes
9. Was the lot approved previously? ☒ No ☐ Yes
Case # _____ Lot # _____ Approved Use _____
10. Is a Coastal Hazard Assessment required? ☐ No ☐ Yes ☐ N/A
Average Erosion Rate _____ Calculated Setback Distance _____
11. Reference Cases: _____

Section 3 – Soil & Septic Information - ENVIRO

- a) What is the soil categorization? n/a Permit # n/a
- b) Previously Assessed? n/a Case # n/a Assumed Permeable Soil n/a
Assessor n/a Registered Document # n/a
- c) If multi-lot subdivision, has an SSA been submitted for each lot? ☐ No ☐ Yes ☒ N/A
- d) Is there an existing septic system on site? ☐ No ☒ Yes ☐ N/A
- e) Has a Sewage Disposal Form been submitted? ☐ No ☐ Yes ☒ N/A
- f) Does the existing septic exceed 1500 gallons / day ☐ No ☐ Yes ☒ N/A

Section 4 – Road Information - DTI MAP

- a) Name of highway Grand Pere Pt Road Route # 242
- b) Highway classification ☐ Arterial ☐ Arterial 2 ☐ Seasonal ☐ Collector
☒ C1 ☐ C2 ☐ C3 ☐ Subdivision
☐ Heritage ☐ Private ☐ Infilling ☐ Other: _____
- c) Is an EWP required? (Seasonal/Arterial) ☒ No ☐ Yes
- d) Is the proposal to access a new private road? ☒ No ☐ Yes
 - a. If yes: Has the road name been approved by 911? ☐ No ☐ Yes
 - i. Road Name: _____
- e) # of lots approved of private road since 2009? _____
 - a. If over 5 lots – Road upgrade may be required.
- f) Highway access (culvert) ☐ new culvert required ☒ existing entrance
☐ relocate existing entrance

Notes: _____

Section 5 – Building Information

- a) Will the proposal meet the minimum building setbacks? ☒ No ☐ Yes
b) Will a variance be required? ☐ No ☐ Yes

Section 6 – Comments

Was the subdivision proposal sent out to corresponding departments? – See Department Comment Sheet

- a. Coastal Properties ☐ No ☐ Yes ☐ N/A Notes:
b. Fire Marshal's Office ☐ No ☐ Yes ☐ N/A Notes:
c. Environment ☐ No ☒ Yes ☐ N/A Notes:
d. Environmental Health ☐ No ☐ Yes ☐ N/A Notes:
e. Transportation ☐ No ☐ Yes ☐ N/A Notes:
f. Planning ☐ No ☐ Yes ☐ N/A Notes:
g. Building Code ☐ No ☐ Yes ☐ N/A Notes:
h. Water Quality ☐ No ☐ Yes ☐ N/A Notes:
i. Other: _____ ☐ No ☐ Yes ☐ N/A Notes:

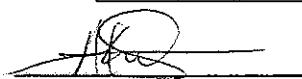
Section 6 – Additional Information

- a) Does the proposal exceed 2 lots since 1993? ☐ No ☐ Yes
o. If yes, has the proposal been circulated to the Hydrogeologist? ☐ No ☐ Yes
b) Does the proposal exceed 5 lots since 1993? ☐ No ☐ Yes
o. If yes, there may be requirements for incremental subdivision. Open Space, etc.
c) Is a survey plan required? ☐ No ☐ Over 10 acres ☐ Yes
d) Will this plan supersede or supplement a previously approved file? ☐ No ☐ Yes Plan: _____

Notes:

Section 7 – Decision and Sign Off

- a) Immediately prior to final approval, has the identification status been confirmed? ☐ Yes
b) Decision: ☐ Approve ☒ Deny
a. If Denied: Please indicate which sections of PASDRs:


Officer

31/7/2025
Date

TAB

5



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

Housing, Land
and Communities

Logement, Terres
et Communautés



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

7/4/2025

Donald Lawrence Doucette
133 Grand Pere Pt. Road
Rustico, PE C0A 1N0

Dear Mr. Doucette,

I am writing in reference to your Development application received on 6/18/2025. Upon initial review it was determined that your application is incomplete. In order to proceed with the review process, the following will be required:

- Payment

We kindly ask that you provide this information by August 4, 2025. If we do not receive the above information by this date, **your application will not be processed, and it will be returned to you.**

Thank you,

Karla Toole
Phone: 902-368-4867
Email: landsdivision@gov.pe.ca

TAB

6

TAB

A

PID-610824/133 Grand Pere Pt Road/Donald Lawrence Doucette

From Akinkunle Akinbinu <akinkunleakinbinu@gov.pe.ca>

Date Thu 7/10/2025 2:20 PM

To Dale Thompson <DETHOMPSON@gov.pe.ca>; Environmental Land Management <ELM@gov.pe.ca>

 1 attachment (2 MB)

C-2025-0218.pdf,

Hello,

Please see attached Development File and provide comments.

Regards,

Akinkunle

Akinkunle Akinbinu B.Sc., M.Sc., MAIS (He/Him)

Property Development Officer

Land Division

Email: akinkunleakinbinu@gov.pe.ca

Cell: 902-916-4251

PEI Department of Housing, Land and Communities

Government of Prince Edward Island

J. Elmer Blanchard Building

31 Gordon Drive

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

TAB

B



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

Environment,
Energy and
Climate Action

Environnement,
Énergie et
Action climatique



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

INTEROFFICE MEMORANDUM

To: Akinkunle Akinbinu
Subject: C-2025-0128 –Hunter River, PID # 610824
Date: July 15, 2025

The Environmental Land Management (ELM) Section has reviewed the above noted Development Permit Application dated June 18th, 2025. We understand that the applicant proposes to construct a two-car garage.

Based on our understanding of the information provided, a desktop watercourse/wetland assessment (using provincial GIS mapping), the ELM Section offers the following comments:

1. The *Environmental Protection Act* provides protection for watercourses and wetlands, and the *Act* requires a 15 meter buffer zone adjacent to the wetland located at/near the north/northeast boundary of this property. The applicant is advised that no development (including, but not limited to, the placement/construction of a building or other structure, the cutting of trees/shrubs, infill placed, the operation of heavy equipment and any excavation/ disturbance of the ground) is permitted in a watercourse, wetland or buffer zone without a Watercourse, Wetland and Buffer Zone (WWBZ) Activity Permit. For information on permitting requirements or for assistance in determining the location of a watercourse, wetland or buffer zone, the applicant should contact the Department of Environment, Energy and Climate Action at ELM@gov.pe.ca or (902)368-5700.

Thank you for submitting the application for review. If you have any questions, feel free to contact me at amasters@gov.pe.ca or (902)213-5728.

Anita Masters
Environment Officer

TAB C

Re: C-2025-0218 PID 610824 Hunter River

From Akinkunle Akinbinu <akinkunleakinbinu@gov.pe.ca>

Date Wed 7/16/2025 3:27 PM

To Anita Masters <amasters@gov.pe.ca>

Received, thank you. But I want to call your attention to the address on the attached letter which is not accurate. The correct address is at Grand Pere Point Rd- RTE 242, Rustico.

Regards

Akinkunle Akinbinu B.Sc., M.Sc., MAIS (He/Him)

Property Development Officer

Land Division

Email: akinkunleakinbinu@gov.pe.ca

Cell: 902-916-4251

PEI Department of Housing, Land and Communities

Government of Prince Edward Island

J. Elmer Blanchard Building

31 Gordon Drive

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

From: Anita Masters <amasters@gov.pe.ca>

Sent: Tuesday, July 15, 2025 2:55 PM

To: Akinkunle Akinbinu <akinkunleakinbinu@gov.pe.ca>

Subject: C-2025-0218 PID 610824 Hunter River

Good Afternoon,

Based on a desktop review of the proposed location of the 2-car garage, this would all be in the buffer zone/wetland that is mapped on this property. As no allowance for development should be made in a buffer zone/wetland this application should be denied.

Please see the attached for comment.

Best regards,

Anita

Anita Masters

Watercourse Alteration Technician

Environmental Land Management

TAB D

Re: C-2025-0218 PID 610824 Hunter River

From Akinkunle Akinbinu <akinkunleakinbinu@gov.pe.ca>

Date Thu 7/17/2025 1:09 PM

To Anita Masters <amasters@gov.pe.ca>

Thank you for this clarification.

Regards

Akinkunle Akinbinu B.Sc., M.Sc., MAIS (He/Him)

Property Development Officer

Land Division

Email: akinkunleakinbinu@gov.pe.ca

Cell: 902-916-4251

PEI Department of Housing, Land and Communities

Government of Prince Edward Island

J. Elmer Blanchard Building

31 Gordon Drive

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

From: Anita Masters <amasters@gov.pe.ca>

Sent: Thursday, July 17, 2025 1:04 PM

To: Akinkunle Akinbinu <akinkunleakinbinu@gov.pe.ca>

Subject: Re: C-2025-0218 PID 610824 Hunter River

Thank you for the email. I put the mailing address community instead of the civic. I've attached the map and GPS for the site wetland edge as well in case there is another area he proposed to develop. There is another 15 metre buffer zone surrounding this wetland edge.

Regards,
Anita

Anita Masters

Watercourse Alteration Technician

Environmental Land Management

Environment, Energy and Climate Action

Phone (902) 368-5700

TAB

7

TAB

A

RECORD *****
ON SERVICES
P O BOX 2
OWNPE

Sing, Land and Communities

Division

don Drive
x 2000, Charlottetown, PE C1A 7N8
(902)368-4867 / Fax: (902)368-5526

Receipt #: 9,898
Date of Receipt: 7/10/25 10:29AM
Cashier: 1,972
Transaction Date: 7/10/25 10:29AM
DONALD DOUCETTE
, PEI

10:26:41
*****3915
Entry: Chip (C)

Response: 01-027

\$ 435.00

\$ 435.00

Fee Item	Account Code	Object Code	Program Code	Fee	Qty
DEVELOPMENT PERMIT (RESIDENTIAL)	237	2128		250.00	1
DETACHED GARAGE (NOT INSULATED)	236	2151		160.00	1
OCCUPANCY FEE	236	2151		25.00	1

Subtotal:

HST:

Total Charges:

Payments:

Mastercard

Total Payments:

Change Due:

RECORD *****
CTION SERVICES
VE P O BOX 2
ETOWNPE

ase

10:26:41

*****3915
Entry: Chip (C)

Response: 01-027

\$ 435.00

\$ 435.00

stercard
E800

oved
D BY PIN

ant copy

ICATE *

HST #

Printed On 10

TAB

B

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
610824	N/A	11L64D1	133 GRAND PERE POINT RD - RTE 242 RUSTICO	DONALD LAWRENCE & CAROL JOSEP DOUCETTE 133 GRAND PERE POINT RD HUNTER RIVER PE C0A 1N0
School District: 2176 Work Unit: 2635 Lot/Township #: 24 School Unit #: 3				

Parcel & Lease	Acreage	Assessment Values (2025)	Taxable	Designated Taxpayer & Mailing Address
Account Status: A	0.66	Commercial: \$0.00	\$0.00	DONALD LAWRENCE & CAROL JOSEP DOUCETTE
Farm Quality: N		Non-Commercial: \$253,800.00	\$167,100.00	HUNTER RIVER PE
Municipality: New Glasgow		Residential: \$253,800.00	\$167,100.00	C0A 1N0
Region Number: 2		Farm: \$0.00	\$0.00	Dates
Assessor: BRADLEY ROBBIE		Buildings		Last Inspection: 06-AUG-90
% in Municip: 100		Line No: Building Type:		Last Owner Chg: 12-APR-79
Spec Prop Code:		0 02-001 Res. Structure - 1168		Initially Filed: 01-JAN-00
MHI Number:		1 02-001 Res. Structure - 16		Dormant:
Owner ID Code:		2 02-015 Patio		
Ownership Code: A01		3 02-009 Finished Bsmt - 517		
Tax Exempt Code:		0 02-026 Shed		

Map



Parcel

610824

Original Parcel Number

N/A

Property Location

133 GRAND PERE POINT RD - RTE 242

Owner Name

DONALD LAWRENCE & CAROL JOSEP DOUCETTE

Acreage

0.66

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.

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
610824	N/A	11L64D1	133 GRAND PERE POINT RD - RTE 242 RUSTICO	DONALD LAWRENCE & CAROL JOSEP DOUCETTE 133 GRAND PERE POINT RD HUNTER RIVER PE C0A 1N0

DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber/Book	Folio/Page	Consideration
	REFER TO PARENT PROPERTY	PP	00238642			
2025	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	2433	6125		
2025	MORTGAGE	51	1655	6121		
2009	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	3206	5253		
2009	MORTGAGE	51	3205	5253		
2006	MORTGAGE	51	4110	5085		
2003	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	1072			
1991	MORTGAGE	51	19910500	677	33	
1987	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19878816			
1980	MORTGAGE	51	19805209	341	64	
1979	DEED	11	19791885	280	122	

TAB C



June 19, 2025

This map is not intended for legal description or to calculate exact land dimensions.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Scale: 1:1,128

TAB
D

Environment

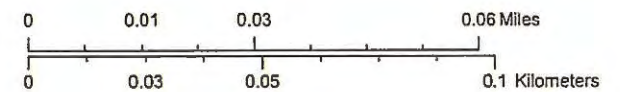


June 19, 2025

This map is not intended for legal description or to calculate exact land dimensions.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Statistics Canada

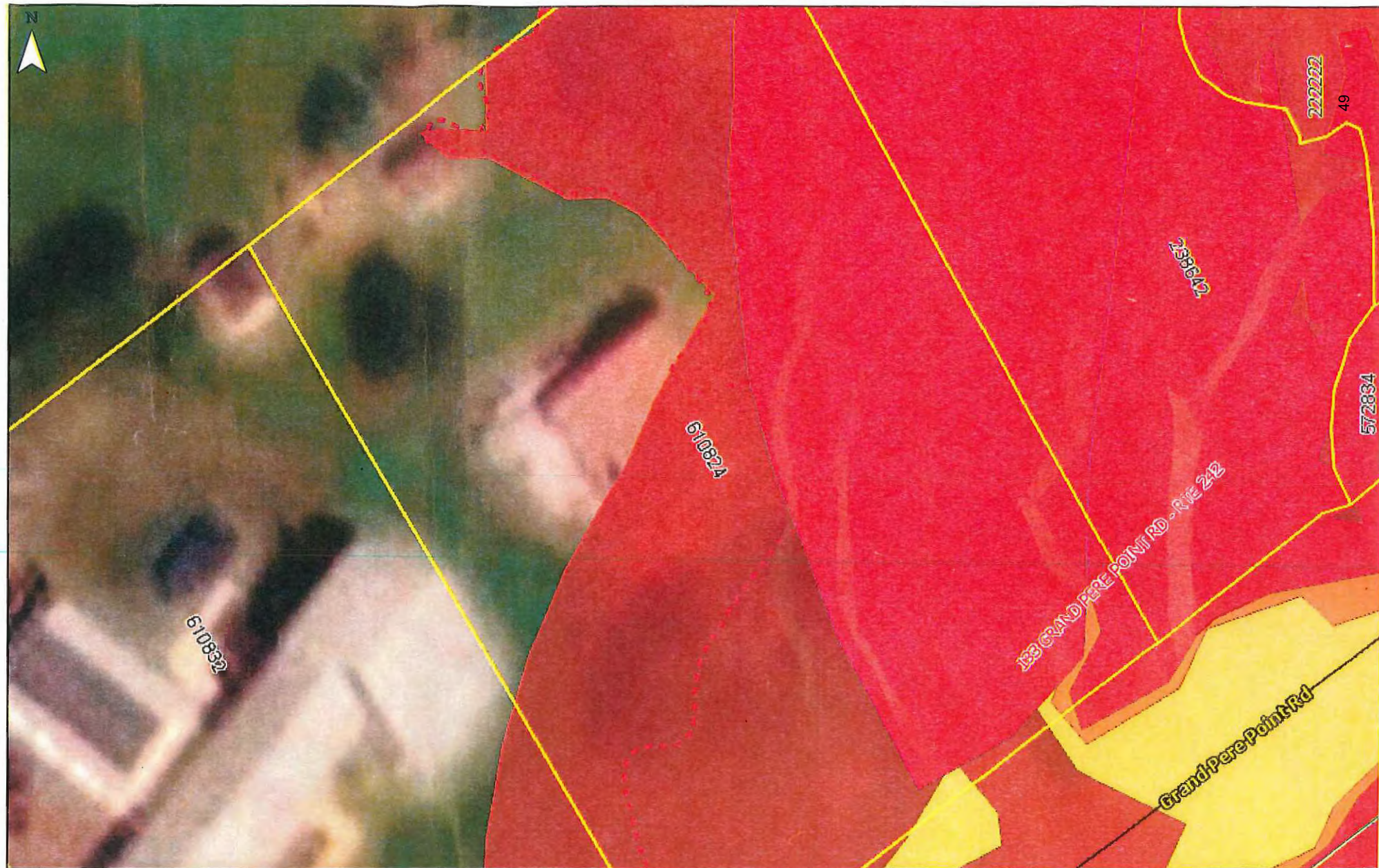
- | | | |
|-----------------------|----------------------------------|-------------------------------|
| Farming Not Permitted | Imperfect | OPEN WATER OR MARSH COMPONENT |
| Highway | Poor | SALT OR BRACKISH MARSH |
| Secondary | Watercourse | SAND DUNE |
| Street | LAND LOCKED POND | Property |
| Unpaved | NO OPEN WATER OR MARSH COMPONENT | |



Scale: 1:2,257

TAB E

Environment



July 15, 2025

This map is not intended for legal description or to calculate exact land dimensions.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Statistics Canada

DFE Boundary

Highway

Secondary

Street

Watercourse

Watercourse

Imperfect

Poor

Civic Address

Property

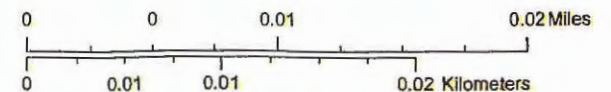
High Flood Hazard (2020)

Moderate-High Flood Hazard (2050)

Moderate-Low Hazard (2100)

Extreme Flood Scenario

Coastal Hazard Assessment Zone



Scale: 1:564

TAB
F

PID 610824 Wetland Edge Map

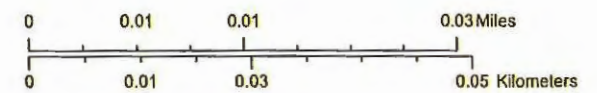


July 17, 2025

This map is not intended for legal description or to calculate exact land dimensions.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Statistics Canada

- | | | |
|---|---|---|
| — Highway | — Street | — Watercourse |
| — Secondary | — Unpaved | □ Property |



Scale: 1:1,128

TAB
G

Wetland Edge PID 610824

46.407164, -63.249851

46.407265, -63.249925

46.407369, -63.250048

46.407487, -63.250176

46.407584, -63.250273

