

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 Lorna and Gerald Stewart against the September 12, 2025 decision of the Minister of Housing, Land and Communities to approve an application for a development permit to construct a new accessory storage building on PID 280370 owned by Alex and Ashley Davidson

**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**

Iain McCarvill
Key Murray Law
494 Granville Street
Summerside, PE C1N 4K4

Lawyer for the Appellants

Alex and Ashley Davidson
893 Darlington Road
Route 226
Darlington, PE

Developers

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<u>Tab</u>	<u>Description of Record</u>
1.	Decision of the Minister approving the development permit application to locate an Industrial (equipment repair and storage) Home Based Business structure on an existing Residential (Single Unit Dwelling) use lot, dated September 12, 2025
2.	Notice of Appeal received by IRAC September 26, 2025 and attached Schedule "A" and PEI Planning Decisions
3.	Development Permit Application C-2025-0268 and attached Application Sketch for PID #280370 and Survey Plan No. 40570 received July 17, 2025 and paid August 6, 2025
4.	Amended Development Permit Application and attached Application Sketch for PID #280370 dated September 10, 2025
5.	Pre-Development and Subdivision Inspection Report dated September 12, 2025
6.	Interdepartmental Communications: A. Email correspondence between Dale Thomspson and Sarah MacVarish dated August 25, 2025 B. Email correspondence between Jon MacDonald and Sarah MacVarish dated August 25 and 26, 2025 C. Email correspondence between Qing Li and Sarah MacVarish dated August 25 and 27, 2025 D. Email correspondence between Jeff Sampson and Sarah MacVarish dated August 25 and 27, 2025 and attachment E. Email correspondence between Candace Handrahan, Dale Thompson and Sarah MacVarish dated August 29, 2025 F. Email from Jon MacDonald to Sarah MacVarish dated September 11, 2025
7.	External Communications: A. Email correspondence between Alex Davidson, Kathryn Harvey and Sarah MacVarish dated July 17, 2025 and August 14 and 18, 2025 B. Email correspondence between Lorna Stewart to Sarah MacVarish dated August 29, 2025 C. Email from Iain McCarvill to Sarah MacVarish dated September 5, 2025 D. Letter from Iain McCarvill to Sarah MacVarish dated September 5, 2025 and attachments E. Email from Lorna Stewart to Sarah MacVarish dated September 9, 2025 F. Email from Alex Davidson to Sarah MacVarish dated September 11, 2025 G. Email correspondence between Lorna Stewart, Gerry Stewart and Sarah MacVarish dated September 9 and 12, 2025 and attachment
8.	Other: A. Geomatics – property information sheets generated on July 17, 2025

TAB

1

September 12, 2025

Alex Davidson
893 Darlington Road
Brookfield, PE, C0A 1Y0

Dear Applicant:

Subject: Application to locate an Industrial (equipment repair and storage) Home Based Business structure on an existing Residential (Single Unit Dwelling) use lot

Property ID : 280370

Property Location: 893 Darlington Road, Brookfield, Queens County

Our File References: C-2025-0268

The Department of Housing, Land & Communities has granted **Final Approval** for the above noted application to locate an Industrial (equipment repair and storage) Home Based Business structure on an existing Residential (Single Unit Dwelling) use lot, Property #280370, 893 Darlington Road, Brookfield.

Approval Subject to Conditions

The establishment of a home-based business is approved pursuant to Section 31 of the *Planning Act* Subdivision and Development Regulations. The **Final Approval** is subject to the following conditions:

1. Structure being erected in accordance with the approved application sketch and must meet the minimum development setback requirements of the *Planning Act* Subdivision and Development Regulations.
2. All requirements of the Home-Based Business regulations as laid out in Section 31 of the *Planning Act* Subdivision and Development Regulations, subsections 2 through 7.
3. Any surface water or storm water from this development must be properly addressed to ensure minimal detrimental impacts on adjacent lots, roadways, and environmentally sensitive areas.
4. Use of the existing highway access driveway only, unless otherwise approved by the Minister responsible for administering the *Roads Act*.
5. All truck maneuvering shall occur on site; there shall be no utilization of the public road for backing into the site.
6. Any intensity of use or use contrary to the land use outlined in this approval will require additional approval from this department.

Notes:

1. The approval granted herein is a land use approval and should not be interpreted as including approval of the location of structures that are currently on the property.

2. Issuance of this subdivision approval / change of use/development permit does not imply any warranty against damages related to weather and / or climate change, including, but not limited to, coastal erosion and flooding. Government shall not be liable for any claims, demands, losses, costs, damages, actions, suits or proceedings of every nature and kind whatsoever arising out of or resulting from the issuance of this subdivision approval / development permit or which may occur to this subdivision / development as a result of damages related to weather and / or climate change.
3. This subdivision/change of use 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.

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 directly.

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

Sincerely,



Sarah MacVarish
Senior Development Officer

TAB

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RECEIVED: September 26, 2025

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 12 day of September, 2025, wherein the Minister/Community Council made a decision to issue a development permit to construct a new accessory storage building on PID 280370 owned by Alex and Ashley Davidson

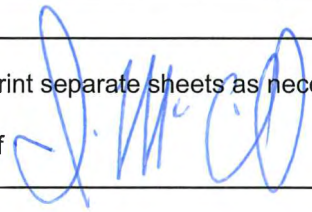
(attach a copy of the decision).

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)
See Schedule "A"

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)
See Schedule "A"

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

Name(s) of Appellant(s): Lorna and Gerald Stewart
Please Print

Signature(s) of Appellant(s): 

Mailing Address: c/o Key Murray Law, 494 Granville St

City/Town: Summerside

Province: PE

Postal Code: C1N 4K4

Email Address: iain.mccarvill@keymurraylaw.com

Telephone: 902-436-4851

Dated this 26th day of September, 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.

SCHEDULE “A” – NOTICE OF APPEAL (continued)

(Pursuant to Section 28 of the Planning Act)

TAKE NOTICE that Lorna and Gerald Stewart (the “**Appellants**”) hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** on the 12th day of September, 2025, wherein the Minister made a decision to issue a development permit to construct a new accessory storage building (the “**Permit**”) on PID 280370 (the “**Subject Property**”) to Alex and Ashley Davidson (the “**Developers**”);

AND FURTHER TAKE NOTICE that in accordance with Section 28(5) of the **Planning Act**, the grounds for this appeal are as follows:

(a) The Appellants are “*aggrieved persons*” as defined by Section 27.1 of the **Planning Act**:

- The Appellants’ family home is located at 885 Darlington Road, Route 226, North Wiltshire, PE C0A 1Y0, which shares a common boundary with the Subject Property;
- As further detailed herein, the Appellants have reasonable grounds to believe that the enjoyment of their property is or will be negatively affected by the decision of the Minister;

(b) The Minister failed to follow the proper process or procedure as required in the **Planning Act**, the *Subdivision and Development Regulations* (the “**Regulations**”), and the law in general, including the principles of natural justice and fairness, in granting the Permit;

- During the summer of 2025, the Appellants observed their neighbours undertaking development of the Subject Property in the absence of a permit and utilizing the Subject Property for a variety of industrial/commercial uses, contrary to the Regulations. The Appellants complained to the Minister;
- On 28 August 2025, the Appellants received a letter from the Minister dated 25 August 2025, advising that the Developers had made application to change the use of their property from Residential to “*Residential/Industrial*”

(Commercial)” and to construct a building to store construction material and equipment;

- Upon receipt of the letter from the Minister advising of the Developer’s application, the Appellants retained legal counsel to assist in drafting a letter of objection;
 - The letter of objection dated 5 September 2025, a copy of which is enclosed, was provided to the Minister on 5 September 2025;
 - On September 12th, 2025, Sarah MacVarish, a Senior Development Officer for the Minister, wrote to the Appellants and advised that the Developers had cancelled their change of use application and opted to apply for a “home-based business” instead. Ms. MacVarish stated that the application would be approved that same day;
 - The Minister did not provide any notice that a new application was received, did not provide a copy of the new application or any supporting materials, and did not provide an opportunity for further comment;
 - The Minister violated its common law duty of procedural fairness and the principles of natural justice;
- (c) The Minister’s decision with respect to the application for a development permit was not made in accordance with the *Planning Act*, the *Regulations*, and does not have merit based on sound planning principles within the field of land use planning;
- The Minister was aware of the nature of the industrial/commercial operation taking place on the Subject Property and was aware, or ought to have been aware, that this unauthorized change of use did not conform with the Regulations;
 - Based on the information that was known or should reasonably have been known by the Minister, the Developer’s application was either approved knowing it was not compliant, or the Developers did not provide the Minister with complete and accurate information regarding their proposed use of the Subject Property;

- In other words, the Minister approved a purported accessory use despite the knowledge that the Developers had already changed the use of the Subject Property, thereby condoning the unauthorized change of use;
- The proposed development does not conform with the *Regulations* and will have a detrimental impact on the Appellants;
- The proposed development does not conform with the *Regulations* regarding the criteria for a home-based business;

(d) Such further grounds that may be revealed upon review of the full record as produced by the Minister.

AND FURTHER TAKE NOTICE that in accordance with Section 28(5) of the *Planning Act*, the Appellant seeks the following relief;

(e) The Appellant requests that the Commission allow this appeal and quash the issuance of the Permit.

DATED this 26th day of September, 2025



Iain M. McCarvill
 Key Murray Law
 494 Granville Street
 Summerside, PE C1N 4K4
 Tel: 902-436-4851
 Fax: 902-436-5063
 iain.mccarvill@keymurraylaw.com
 Lawyer for the Appellants

ONLINE SERVICES

PEI Planning Decisions

Published date: September 22, 2022

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This feature contains land use planning decisions for the communities and municipalities under provincial planning authority and municipalities with local land use planning responsibility. Search for the status of a decision and other details about subdivision, development permits or recently approved municipal bylaw amendments, including rezonings.

To search the full directory, select All under Application Type and leave remaining fields blank.

The following municipalities are not covered by this site:

- [City of Charlottetown](#) 
- [City of Summerside](#) 
- [Town of Cornwall](#) 
- [Town of Stratford](#) 
- [Town of Three Rivers](#) 

For municipal contact information search the [Municipal Directory](#)

This feature contains records dating back to December of 2022. For older records, please reach out to your municipality using the municipal directory above or by contacting Provincial Planning at 902-368-5590.

Property ID Number

280370

Consolidated Property ID Number

Community

- None - 

Planning Authority

- None - 

Application Type

All 

Address

Appeal Date From

2025-09-17



Appeal Date To

2025-10-17

Search

Showing results 1-1 of 1

PID	Address, Community	Application Type	Application Details	Nature of Decision	Appeal By Date
280370	893 Darlington Road RTE-226, DARLINGTON	Development Permits	Residential, Residential (Accessory Storage Building)	Approved	2025-10-04

Showing results 1-1 of 1

First

Previous

1

Next

Last

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Appeals to IRAC must be filed within 21 days of the decision in question. The calculation of the days included in the 21-day appeal period will be made in accordance with section 23 of the "[Interpretation Act](#)"  and it is recommended that you contact IRAC to obtain confirmation of the last day of the appeal period.

Additional Links

- [Building and Development in PEI](#)
- [Home Energy Assessments](#)
- [Energy Efficiency Loan Program](#)
- [Subdivision of Land](#)
- [Affordable Housing Development Program](#)
- [Land Use Planning in Prince Edward Island](#)

General Inquiries

Land Division

J. Elmer Blanchard Building

31 Gordon Drive

PO Box 2000

Charlottetown, PE C1A 7N8

Phone: 902-368-5590

Fax: 902-368-5526

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TAB

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PAID

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: 280370-000	Community Name: Brookfield
Civic Address Number: 893	Street Name: Darlington Road
	Lot Number— if applicable:

Property Owner Information:

Full Legal Name: Alex Davidson		
Company Name:		
Street Address: 893 Darlington Rd, R1K2Z6		
Community: Brookfield	Province: PE	Postal Code: C0A1Y0
Email: alex@algld.ca	Phone: 902-940-5234	

Applicant Information if different from Owner:

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



RECEIVED

JUL 17 2025

Land Division
CHARLOTTETOWN

Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	
Received:	
PIC Reviewed:	☒ Aug 5/25 CH

C-2025-0268

How many bedrooms are in the proposed/existing structure? 0
 Are you proposing to add any additional bedrooms? If so, how many? no
 What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? wood

What roofing material are you proposing for the structure? ~~Asphalt~~ Asphalt Shingles

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

Width (ft):	<u>40</u>	Number of Storeys:	<u>1</u>
Depth (ft):	<u>50</u>	Main Floor Area (ft ²):	<u>2000 2000</u>
Height of Structure:	<u>24 ft</u>	Total Floor Area (ft ²):	<u>2000 2000</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? Mon-Fri 7am-7pm Sat 8am-5pm
- How many staff are you intending on having at this location? 0
- 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:

- storage of overhead door material
- storage of equipment
- minor repairs and maintenance of equipment

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:	<u>ISE</u>		
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

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.

Development Permit Application

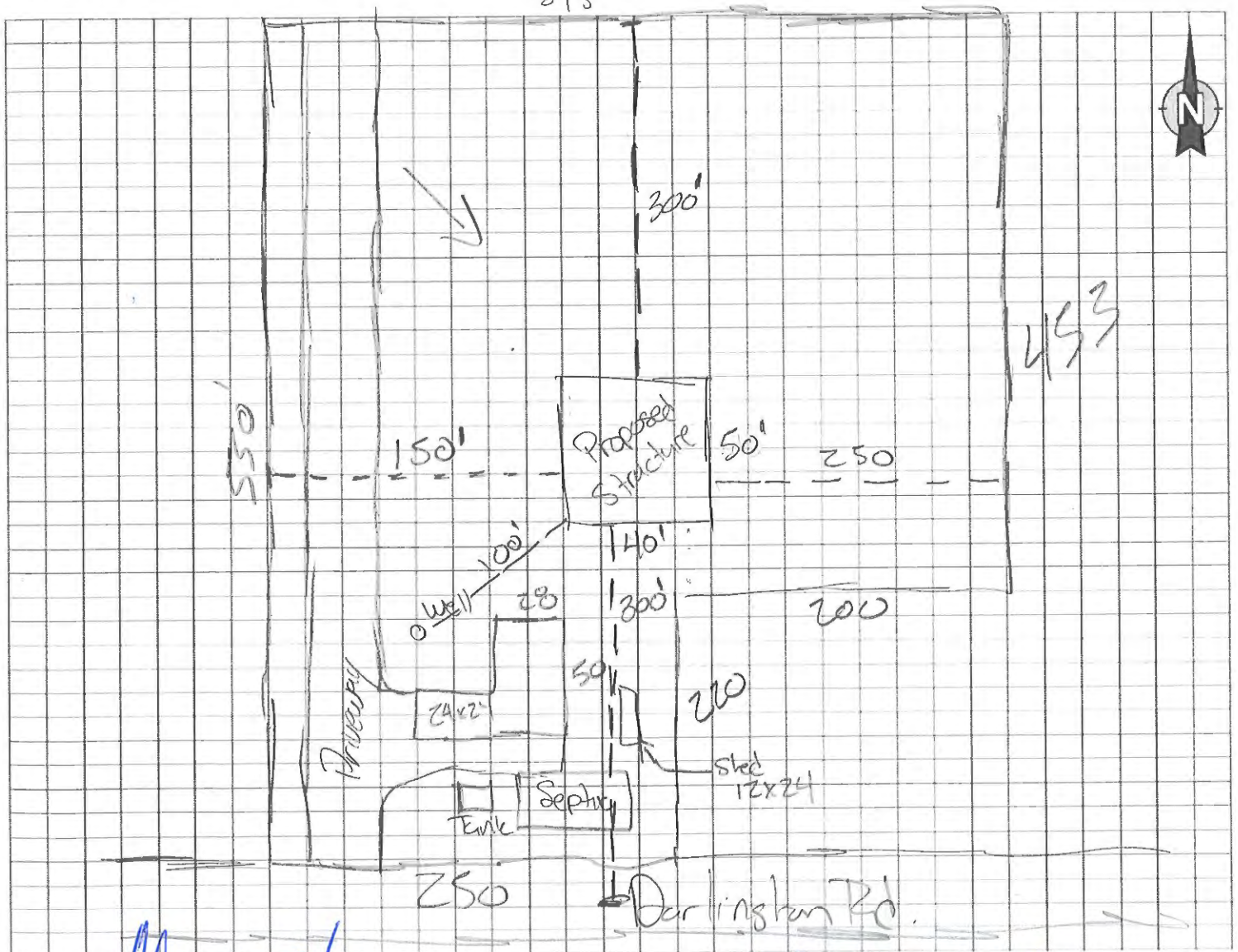
Pursuant to the Planning Act

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

- | | |
|---|---|
| ☒ All Property lines with their lengths (in ft) | ☒ All Buildings with their sizes listed (in ft) |
| ☒ Road(s), including their name(s) | ☒ Arrow showing the natural slope of the land |
| ☒ Distance from Septic Tank to Well (ft): <u>100'</u> | ☒ Distance from Septic Field Tile to Well (ft): <u>120'</u> |

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

- | | |
|---|---|
| ☐ Centre of Road (front yard) (ft): <u>300</u> | ☐ Rear Yard Property Line (ft): <u>300</u> |
| ☐ Left Side Property Line (ft): <u>150</u> | ☐ Right Side Property Line (ft): <u>230'</u> |
| ☐ Shoreline or Top of Bank (ft): <u>N/A</u> | ☐ Wetland or Watercourse (ft): <u>N/A</u> |
| ☐ Dunes (ft): <u>N/A</u> | ☐ Water Well (ft): <u>100'</u> |
| ☐ Septic Tank (ft): <u>175</u> | ☐ Septic Field Tile (ft): <u>175</u> |



[Signature]
Property Owner's Signature or Applicant

July 16 2025
Date

NOW OR FORMERLY
PROPERTY OF
AMANALLAH SEDIGH
BOOK 5497, DOC.#789
PARCEL NO. 829473

REFER TO A PLAN BY
GULF SURVEYS LTD.
FILE & DWG. NO. 1250

NOW OR FORMERLY
PROPERTY OF
AMANALLAH SEDIGH
BOOK 5497, DOC.#789
PARCEL NO. 829473

PARCEL NO. 647834

LOT 2014-1
NOW OR FORMERLY
PROPERTY OF
GERALD DAWSON &
LORNA DAWSON
BOOK 5597, DOC.#2514
PARCEL NO. 794529

REFER TO A PLAN BY
DELTA SURVEYS-
DESIGNER SURVEYS INC.
DRAWING NO. D-14-62.

LOT 2014-1
NOW OR FORMERLY
PROPERTY OF
GERALD DAWSON &
LORNA DAWSON
BOOK 5597, DOC.#2514
PARCEL NO. 794529

PLAN NO. 40570
DATE RECEIVED 16 May 2018
OFFICE Registry
COUNTY Queens
this plan does not show

NOW OR FORMERLY
PROPERTY OF
MACRAE FARMS INC.
YEAR 2017, DOC.#427
PARCEL NO. 1087501

"This is not a certified copy.
For certified copies, please refer
to Section 42 of the Registry Act."

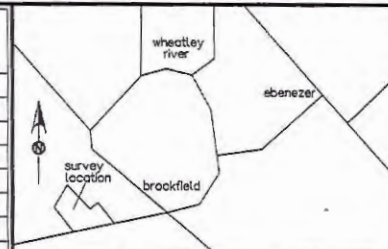
REMAINDER OF
NOW OR FORMERLY
PROPERTY OF
DIANNE MCQUAD,
YEAR 2017, DOC.#3937,
PARCEL NO. 280370.
AREA= 4.13 Ac.(±)

NOW OR FORMERLY
PROPERTY OF
MACRAE FARMS INC.
YEAR 2017, DOC.#427
PARCEL NO. 1087501

LOT 2018-1
AREA= 2.42 Ac.(±)

REMAINDER OF
NOW OR FORMERLY
PROPERTY OF
DIANNE MCQUAD,
YEAR 2017, DOC.#3937,
PARCEL NO. 280370.
AREA= 4.13 Ac.(±)

STA. No.	COORDINATES EXPRESSED IN FEET	
	EASTING	NORTHING
25	425925.390	362973.477
26	426093.759	362839.754
27	426236.688	362714.816
28	426333.262	362623.268
29	426388.210	362625.673
30	426444.615	362678.149
31	426578.832	362460.755
32	425975.310	362299.210
38	425891.580	362480.840
39	425717.260	362748.650
41	426216.578	362732.394
42	426083.177	362581.166
43	426187.031	362355.882



KEY PLAN - NOT TO SCALE

LOT 2018-1: PORTION OF PROPERTY
DIANNE MCQUAD, YEAR 2017, DOC.#3937,
PARCEL NO. 280370.
REFER TO PLAN BY MANTHA LAND SURVEYS INC.
DRAWING NO. M-16-141.

APPROVED

May 1, 2018

Dept. of Communities, Land & Environment

Per [Signature]

Lot 2018-1 for Residential (single unit dwelling) use.

Subject To:

1. Use of existing driveway access unless otherwise approved by Department of Transportation.
2. The remaining lands of PID # 280370 meet the Category 1 requirements of the Sewage Disposal Systems Regulations, with an assumed permeable soil depth of at least 90 centimetres.

Notes:

1. The remainder of PID # 280370 is not addressed in this approval.
2. This plan supercedes Lot 2016-1 on Plan # 55202A.
3. Issuance of this subdivision approval / development permit does not imply any warranty against damages related to weather and / or climate change, including, but not limited to, coastal erosion and flooding. Government shall not be liable for any claims, demands, losses, costs, damages, actions, suits or proceedings of every nature and kind whatsoever arising out of or resulting from the issuance of this subdivision approval / development permit or which may occur to this subdivision / development as a result of damages related to weather and / or climate change.
4. 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.

#55512A

REV. No. REVISIONS CHKD date

MANTHA LAND SURVEYS INC.

13C MYRTLE STREET

STRATFORD, P.E.I.

C1B 1J4

Phone 902-566-4684

PLAN SHOWING

LOT 2018-1

PORTION OF PROPERTY OF
DIANNE MCQUAD

LOCATION
DARLINGTON,
LOT 23, QUEENS CO., P.E.I.

SCALE 1"=60' DATE APRIL 16, 2018
FILE 2018-W-6 DWG. No. M-18-58

DRN BY: JJM CHECKED: JJM

- LEGEND:
- LEGAL SURVEY MARKER PLACED
 - FD LEGAL SURVEY MARKER FOUND
 - CP CALCULATED POINT
 - PP POWER POLE

NOTE:
I, JEAN J. MANTHA, 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.

NOTE:
THIS SURVEY WAS TIED INTO PREVIOUS ADJACENT SURVEY
BASED ON THE DOUBLE STEREOGRAPHIC PROJECTION SYSTEM
ALL COORDINATES ARE EXPRESSED IN FEET.
REFER TO PLAN BY MANTHA LAND SURVEYS INC.
DRAWING NO. M-16-141.



TAB

4

PAID

Amended
Sept 10/25

AUG 06 2025

\$250.00

#10239



CANADA

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: 280370-000	Community Name: Brookfield
Civic Address Number: 893	Street Name: Darlington Road
	Lot Number— if applicable:

Property Owner Information:

Full Legal Name: Alex Davidson		
Company Name:		
Street Address: 893 Darlington Rd, Rte 226		
Community: Brookfield	Province: PE	Postal Code: C0A1Y0
Email: alex@algtltd.ca	Phone: 902-940-5284	

Applicant Information if different from Owner:

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

C-2025-0268

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".

Residential with home office

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

Please describe the use of each building in detail:

single unit house - living
12x20 shed used for personal storage

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: storage

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

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

to store materials and equipment and do repairs on equipment

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
☐ Municipal wastewater treatment ☐ Private central wastewater treatment

not required

Was a Site Suitability Assessment completed?

- ☐ Yes ☐ No ☒ N/A

8060-2802-0

How many bedrooms are in the proposed/existing structure? 0

Are you proposing to add any additional bedrooms? If so, how many? no

What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? wood

What roofing material are you proposing for the structure? ~~Steel~~ Asphalt Shingles

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

Width (ft):	<u>26</u>	Number of Storeys:	<u>1</u>
Depth (ft):	<u>40</u>	Main Floor Area (ft ²):	<u>10 40'</u>
Height of Structure:	<u>24 ft</u>	Total Floor Area (ft ²):	<u>10 40'</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? Mon-Sun 7am-7pm
- How many staff are you intending on having at this location? 0
- 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:

- storage of overhead door material
- storage of equipment
- minor repairs and maintenance of equipment

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:	<u>ISE</u>		
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

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, Alex Davidson 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.

Applicant:

[Signature] Date: July 17 2025
Alex Davidson Date: September 10/2025

Date: _____
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

DEVELOPMENT PERMIT FEES

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 landdivision@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.

Pursuant to the Planning Act

☒ Distance from Septic Field Tile to Well (ft): 170'

☐ Septic Field Tile (ft): 175



TAB

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PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: Alex Davidson
SUBDIVISION CASE # _____
PROPERTY # Brookfield

LOCATION: 280370
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
 - 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:

56249, 55512A

Section 3 – Soil & Septic Information - ENVIRO

- a) What is the soil categorization? Cat 1 Permit # _____
- b) Previously Assessed? yes Case # 55521A Assumed Permeable Soil 90cm
Assessor _____ Registered Document # _____
- 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 Darlington Rd Route # 226
- 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
a. If yes, has the proposal been circulated to the Hydrageologist? ☐ No ☒ Yes
b) Does the proposal exceed 5 lots since 1993? ☐ No ☒ Yes
a. 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

Sept 12th 2025
Date

TAB

6

TAB

A

Sarah MacVarish

From: Dale Thompson
Sent: Monday, August 25, 2025 11:28 AM
To: Sarah MacVarish
Subject: RE: 2025-039 - PID 280370 - Brookfield

Hi Sarah,
There do not appear to be any protected environmental features on this property so I have no concerns,
Tks, Dale

Dale Thompson
Environmental Assessment Officer
PEI Department of Environment, Energy and Climate Action
(902)368-5049

From: Environmental Land Management <ELM@gov.pe.ca>
Sent: Monday, August 25, 2025 11:18 AM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>
Subject: FW: 2025-039 - PID 280370 - Brookfield

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Monday, August 25, 2025 10:56 AM
To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Jon MacDonald <jdmacdonald@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; Sean Ledgerwood <SELEDGERWOOD@gov.pe.ca>; Taylor T. Craig <ttcraig@gov.pe.ca>
Subject: 2025-039 - PID 280370 - Brookfield

Please see attached Change of Use application. They are looking to construct a building to store construction materials.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

TAB

B

Sarah MacVarish

From: Jon MacDonald
Sent: Tuesday, August 26, 2025 10:54 AM
To: Sarah MacVarish
Subject: RE: 2025-039 - PID 280370 - Brookfield

Hello Sarah

This project may require stamped plans and oversight by an Architect and a Professional Engineer as part of the Building Permit application process

Site plans specifies a structure 50' x 140'

If you require further info please do not hesitate to inquire

Cheers

Jon M, RSE
Building Codes Officer
jdmacdonald@gov.pe.ca
902-314-0588
31 Gordon Drive
PO Box 2000, Charlottetown, PEI
Canada, C1A 7N8

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Monday, August 25, 2025 10:56 AM
To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Jon MacDonald <jdmacdonald@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; Sean Ledgerwood <SELEDGERWOOD@gov.pe.ca>; Taylor T. Craig <ttcraig@gov.pe.ca>
Subject: 2025-039 - PID 280370 - Brookfield

Please see attached Change of Use application. They are looking to construct a building to store construction materials.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities

TAB C

Sarah MacVarish

From: Qing Li
Sent: Wednesday, August 27, 2025 3:50 PM
To: Sarah MacVarish
Cc: Sean Ledgerwood
Subject: RE: 2025-039 - PID 280370 - Brookfield

Hi Sarah,

No concern to have an on-site well for the proposed building. If the daily water usage is above 25 m³/day, a Water Withdrawal Permit is required to use the well.

Qing Li M.Sc. P.Geo.
Hydrogeologist
Environment, Energy and Climate Action
902-368-4668

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Monday, August 25, 2025 10:56 AM
To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Jon MacDonald <jdmacdonald@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; Sean Ledgerwood <SELEDGERWOOD@gov.pe.ca>; Taylor T. Craig <ttcraig@gov.pe.ca>
Subject: 2025-039 - PID 280370 - Brookfield

Please see attached Change of Use application. They are looking to construct a building to store construction materials.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

TAB
D

Sarah MacVarish

From: Jeff Sampson
Sent: Wednesday, August 27, 2025 11:33 AM
To: HighwayAccess; Sarah MacVarish
Subject: RE: 2025-039 - PID 280370 - Brookfield
Attachments: 280370.pdf

Has existing access and structure
See attached.

Jeff Sampson
Traffic Operations Manager, East
PEI Department of Transportation and Infrastructure
(902)368-5102
jjsampson@gov.pe.ca
www.PrinceEdwardIsland.ca
<https://psc.gpei.ca/>

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From: HighwayAccess <highwayaccess@gov.pe.ca>
Sent: Wednesday, August 27, 2025 9:33 AM
To: Jeff Sampson <JJSAMPSON@gov.pe.ca>
Subject: Fw: 2025-039 - PID 280370 - Brookfield

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Monday, August 25, 2025 10:56 AM
To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Jon MacDonald <jdmacdonald@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; Sean Ledgerwood <SELEDGERWOOD@gov.pe.ca>; Taylor T. Craig <ttcraig@gov.pe.ca>
Subject: 2025-039 - PID 280370 - Brookfield

Please see attached Change of Use application. They are looking to construct a building to store construction materials.

Thanks,

Sarah MacVarish, BCD



TAB E

Sarah MacVarish

From: Candace Handrahan
Sent: Friday, August 29, 2025 3:24 PM
To: Sarah MacVarish; Dale Thompson
Subject: Re: Land use issue/inquiry-follow up

Hi Sarah, no we have no record of a pit for this property.

Candy

Get Outlook for iOS

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Friday, August 29, 2025 3:07:23 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>
Cc: Candace Handrahan <CHANDRAHAN@gov.pe.ca>
Subject: RE: Land use issue/inquiry-follow up

According to the neighbours it was created recently for composting.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

From: Dale Thompson <DETHOMPSON@gov.pe.ca>
Sent: Friday, August 29, 2025 2:57 PM
To: Sarah MacVarish <smacvarish@gov.pe.ca>
Cc: Candace Handrahan <CHANDRAHAN@gov.pe.ca>
Subject: RE: Land use issue/inquiry-follow up

Hi Sarah,
I'm not seeing anything in our records but will let Candy confirm. There's no obvious evidence of a pit in historical photos,
Tks, Dale

TAB
F

RE: 2025-039 - PID 280370 - Brookfield

From Jon MacDonald <jdmacdonald@gov.pe.ca>

Date Thu 9/11/2025 1:29 PM

To Sarah MacVarish <smacvarish@gov.pe.ca>

Hi Sarah

My mistake on the size of the structure, I understand it is significantly smaller than I interpreted

Project will require a building permit and may require some design considerations by a P ENG.

This will have no impact on the DP process and will be captured during our review for a Building Permit

Cheers

Jon M, RSE

Chief Building Standards Officer

jdmacdonald@gov.pe.ca

902-314-0588

31 Gordon Drive

PO Box 2000, Charlottetown, PEI

Canada, C1A 7N8

From: Jon MacDonald

Sent: Tuesday, August 26, 2025 10:54 AM

To: Sarah MacVarish <smacvarish@gov.pe.ca>

Subject: RE: 2025-039 - PID 280370 - Brookfield

Hello Sarah

This project may require stamped plans and oversight by an Architect and a Professional Engineer as part of the Building Permit application process

Site plans specifies a structure 50' x 140'

If you require further info please do not hesitate to inquire

Cheers

Jon M, RSE

Building Codes Officer

jdmacdonald@gov.pe.ca

902-314-0588
31 Gordon Drive
PO Box 2000, Charlottetown, PEI
Canada, C1A 7N8

From: Sarah MacVarish <smacvarish@gov.pe.ca>

Sent: Monday, August 25, 2025 10:56 AM

To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Jon MacDonald <jdmacdonald@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; Sean Ledgerwood <SELEDGERWOOD@gov.pe.ca>; Taylor T. Craig <ttcraig@gov.pe.ca>

Subject: 2025-039 - PID 280370 - Brookfield

Please see attached Change of Use application. They are looking to construct a building to store construction materials.

Thanks,

Sarah MacVarish, BCD

Senior Development Officer

smacvarish@gov.pe.ca

Phone: 902-569-0573

Fax: 902-368-5526

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Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
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TAB

7

TAB

A

Sarah MacVarish

From: Sarah MacVarish
Sent: Monday, August 18, 2025 8:49 AM
To: Alex Davidson; Kathryn Harvey
Subject: RE: Development Application for Accessory Structure

Good morning,

If the building is used for any business use it will require a COU. You can have both business and personal in the building but we will have to approve it for the business use.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

From: Alex Davidson <alex@algltd.ca>
Sent: Thursday, August 14, 2025 3:55 PM
To: Kathryn Harvey <kharvey@gov.pe.ca>
Cc: Sarah MacVarish <smacvarish@gov.pe.ca>
Subject: Re: Development Application for Accessory Structure

If i am building the building for business and personal does that change or do I have to have 2 building?

Alex Davidson
General Manager

Holmes Construction | Legacy Homes

Phone 902.629.8140

This email contains information intended for the person(s) named. Any other distribution, copying or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately at the telephone number above or reply by email to the sender, and delete all copies of this message. Thank you.

From: Kathryn Harvey <kharvey@gov.pe.ca>
Sent: Thursday, August 14, 2025 2:22:24 PM

To: Alex Davidson <alex@algltd.ca>
Cc: Sarah MacVarish <smacvarish@gov.pe.ca>
Subject: Development Application for Accessory Structure

Hi Alex,

We had reached out to you in July regarding your application that was submitted. The structures does not meet the requirements for home based as per the information that was sent to you previously. A revised application or a COU will be needed in order to move forward. Thank you.

Kathryn Harvey
Property Inquiries Coordinator
Housing, Land & Communities
kharvey@gov.pe.ca
902-288-1296

From: Kathryn Harvey
Sent: Thursday, July 17, 2025 10:57 AM
To: alex@algltd.ca <alex@algltd.ca>
Cc: Sarah MacVarish <smacvarish@gov.pe.ca>
Subject: Development Application for Accessory Structure

Hi Alex,

We have received the application for a storage building for a home-based business. Unfortunately, it does meet the requirements. The structure would need to be less than 1075 sq ft. Please see the information from the provincial regulations:

Information required for application

(4) An application for a development permit for a home-based business shall provide the development officer the information required in order to determine whether the proposed home-based business, the change of use to a home-based business or the accessory structure to be used for the home-based business will meet all of the following criteria:

- (a) the business use of the dwelling unit or an accessory structure to the dwelling unit is secondary to the residential occupancy use of the dwelling unit;
- (b) at least one full-time resident of the dwelling unit where the home-based business will be located operates or will operate the business;
- (c) the home-based business, if within the dwelling unit, uses less than 50 per cent of the total floor area of the dwelling unit;
- (d) the home-based business, if located in an accessory structure, has a total floor area of less than 100 square metres.

Therefore, a revised application will need to be submitted in order to be considered. If you have any questions, please do not hesitate to reach out. I have included Sarah MacVarish if you have any concerns.

Kathryn Harvey
Property Inquiries Coordinator
Housing, Land & Communities
kharvey@gov.pe.ca
902-288-1296

TAB

B

Sarah MacVarish

From: Sarah MacVarish
Sent: Friday, August 29, 2025 2:40 PM
To: Lorna Stewart
Cc: Gerry Stewart
Subject: RE: Land use issue/inquiry-follow up

Good afternoon,

Have you received the letter for the change of use application? Please send along your comments and concerns to this email.

The other property, East Coast Metal, obtained approvals for an Industrial use in 2019. It does not appear that letters were sent out at the time. In our regulations it says that letters "may" be sent out to neighbours meaning that it is not required. It is best practice to send them out for every change of use application but not required. Please see the section below:

29. Change of use

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

(2) Where a change of use application has been made, the Minister, in reviewing the application for a change of use, may take into consideration any written submissions received from the owners of lots within 330 feet (100 metres) of the lot to which the application applies.

I will have Environment look into the pit.

Let me know if you have any other questions.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

From: Lorna Stewart <lornajstewart885@gmail.com>
Sent: Friday, August 29, 2025 9:06 AM
To: Sarah MacVarish <smacvarish@gov.pe.ca>
Cc: Gerry Stewart <Gerrystewart112@gmail.com>
Subject: Land use issue/inquiry-follow up

Good morning Ms MacVarish,

Re: 885 Darlington Road (my residential property and home)

Please excuse the length of my email. I know you're busy and hope it will refresh your memory as to our conversation.

We spoke last week regarding Alex Davidson and East Coast Metal properties (both border either side of mine) and what was ongoing construction work between these two properties by Mr Davidson for his construction company as well as the material horse manure & organic waste material from a landscaping company for a compost operation, that was in large part removed after our expressed concerns and questions regarding permits.

I received our letter regarding Mr Davidson's permit application regarding his change of land use and will be submitting our concerns/objections in writing.

I also asked if the East Coast Metal property is required to make a permit request to operate this construction put on their property and what their zone is.

You stated it appears to be agricultural but we should have received a letter in 2019. You stated you'd have to review the file and have a staff person go out to see the property. In our discussion with ECM they provided a copy of their property identifying it as being split off and zoned industrial. They assured us this was done before their purchase and was a condition of sale. This is very upsetting as we did not receive any notice to change of us for that.

Can you provide me with further information regarding any requirements for them to continue to operate the pit that has been established on that property by Mr Davidson as it greatly impacts our property and use thereof. Can you please provide me an update on that and further detail and copy of the letter that we should have received in 2019?

Please advise me if what the process is to obtain this information if you are not the appropriate contact.

Thank you,
Lorna Stewart
902-314-6797

From: Sarah MacVarish <smacvarish@gov.pe.ca>

Sent: Friday, August 29, 2025 2:43 PM

To: Dale Thompson <DETHOMPSON@gov.pe.ca>; Candace Handrahan <CHANDRAHAN@gov.pe.ca>

Subject: FW: Land use issue/inquiry-follow up

Good afternoon,

Just wondering if you have any record of a pit on this property (PID 280370)? Not sure if it is still considered to be a pit if it is used for composting.

Thanks,

Sarah MacVarish, BCD

Senior Development Officer

smacvarish@gov.pe.ca

Phone: 902-569-0573

Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

From: Lorna Stewart <lornajstewart885@gmail.com>

Sent: Friday, August 29, 2025 9:06 AM

To: Sarah MacVarish <smacvarish@gov.pe.ca>

Cc: Gerry Stewart <Gerrystewart112@gmail.com>

Subject: Land use issue/inquiry-follow up

You don't often get email from lornajstewart885@gmail.com. [Learn why this is important](#)

Good morning Ms MacVarish,

Re: 885 Darlington Road (my residential property and home)

Please excuse the length of my email. I know you're busy and hope it will refresh your memory as to our conversation.

We spoke last week regarding Alex Davidson and East Coast Metal properties (both border either side of mine) and what was ongoing construction work between these two properties by Mr Davidson for his construction company as well as the material horse manure & organic waste material from a landscaping company for a compost operation, that was in large part removed after our expressed concerns and questions regarding permits.

I received our letter regarding Mr Davidson's permit application regarding his change of land use and will be submitting our concerns/objections in writing.

I also asked if the East Coast Metal property is required to make a permit request to operate this construction put on their property and what their zone is.

You stated it appears to be agricultural but we should have received a letter in 2019. You stated you'd have to review the file and have a staff person go out to see the property. In our discussion with ECM they provided a copy of their property identifying it as being split off and zoned industrial. They assured us this was done before their purchase and was a condition of sale. This is very upsetting as we did not receive any notice to change of us for that.

Can you provide me with further information regarding any requirements for them to continue to operate the pit that has been established on that property by Mr Davidson as it greatly impacts our property and use thereof. Can you please provide me an update on that and further detail and copy of the letter that we should have received in 2019?

Please advise me if what the process is to obtain this information if you are not the appropriate contact.

Thank you,
Lorna Stewart
902-314-6797

TAB C

Sarah MacVarish

From: Iain McCarvill <iain.mccarvill@keymurraylaw.com>
Sent: Friday, September 5, 2025 3:07 PM
To: Sarah MacVarish
Cc: Gerry Stewart; Lorna Stewart
Subject: Objections to Change of Use 2025-039 (PID 280370)
Attachments: Objection Letter - D2 - 5 Sep 2025 4898-3051-0694 v.2.pdf; Stewart - Image 1.jpg; Stewart - Image 2.jpg; Stewart - Image 3.jpg; 41236-001im - 2016 Survey Plan.pdf; 41236-001im - 2018 Survey Plan.pdf; 41236-001im - 2025 Approved Plan.pdf

You don't often get email from iain.mccarvill@keymurraylaw.com. [Learn why this is important](#)

Good Afternoon, Ms. MacVarish:

Further to your letter dated 25 August 2025, please find attached objection letter and enclosures presented on behalf of neighbouring land owners.

Please acknowledge receipt.

Do not hesitate to contact me should you have any questions or concerns, including issues opening any attachment.

Thank you,

Iain

Iain McCarvill, JD, LL.M*

Partner
tel +1 (902) 436-4851 | fax +1 (902) 436-5063

494 Granville Street

PO Box 1570

Summerside PE C1N 4K4

Asst Marla Hunter tel +1 (902) 436-2571

*Practising through a professional corporation



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TAB
D

5 September 2025

Phone 902.436.4851
Direct Phone 902.436.4548
Fax 902.436.5063

494 Granville Street, PO Box 1570
Summerside, PE C1N 4K4

VIA EMAIL

Department of Housing, Land and Communities
31 Gordon Drive
PO Box 2000, Charlottetown PE C1A 7N8

Our File: 41236-001im

Attn: Sarah MacVarish, Senior Development Officer

Dear Ms. MacVarish:

Re: Objections to Change of Use 2025-039 (PID 280370)

We write further to your letter dated 25 August 2025 on behalf of Lorna and Gerald (Gerry) Stewart, the owners of PID 794529, which lies immediately to the West of PID 280370 (the "**Subject Property**").

For reasons that follow, the proposed change of use is not permitted under the **Subdivision and Site Development Regulations** (the "**Regulations**") and, if approved, will create and/or intensify several "*detrimental impacts*" due to harms related to public safety, the natural environment, and negative impacts on surrounding land uses.

SUBJECT PROPERTY

According to publicly available survey plans and mapping (copies enclosed), the Subject Property is presently permitted for a Residential – Single Family Dwelling Use only.

The subject property is bounded immediately to the East by another residential property (PID 1098706). Slightly further to the East are five recently approved residential lots presently designated as PID 1087501.

Immediately to the West lies our client's residence (PID 794529). The property of East Coast Metal Works Inc., permitted for Industrial Use, lies further to the North and West of the Subject Property. To the North, PID 829473 appears to be arable land presently used for agricultural purposes.

The following aerial view was taken from the Province's Agricultural mapping application:



A more recent satellite image from Google reflects some, but not all, of the recent development on the Subject Property:



Indeed, per photographs taken by our client this summer, copies of which we have enclosed, significant additional clearing of vegetation and alteration of grade has taken place on the Subject Property in the apparent absence of any Development Permit.

As will be discussed in greater detail below, our client advises that the Subject Property has, contrary to the Regulations, to date been used for heavy industrial uses, including trucking of fill and other industrial materials stored on neighbouring lands.

Given the extent to which it appears that the Applicant has to date flaunted the Regulations with respect to the use and development of the Subject Property, our clients have expressed significant doubts and urge you to exercise caution in determining the veracity or completeness of the present application to *"construct a building to store construction material and equipment, as well as minor repair and maintenance"*.

APPLICABLE REGULATIONS

Your letter indicates that the Applicants propose to change the use from its current use (Residential – single family dwelling) to *"Residential/Industrial (Commercial)"*. Thus, it appears that the Applicant is seeking to change the use from one use to three uses: Residential / Industrial / Commercial. We do not agree that the Regulations contemplate such mixed uses on a single parcel. Indeed, the definition of a "change of use" contemplates a change from "one class to another" not from 'one use to multiple uses':

(d)	"change of use" means
(i)	altering the class of use of a parcel of land from one class to another, recognizing as standard classes residential, commercial, industrial, resource (including agriculture, forestry and fisheries), recreational and institutional uses, or
(ii)	a material increase in the intensity of the use of a building, within a specific class of use as described in subclause (i), including an increase in the number of dwelling units within a building;

Pursuant to s. 3(2)(a) of the Regulations, no change of use shall be permitted where the proposed change of use does not conform with the Regulations. Through seeking to change the use of a single-family residential property to Residential / Industrial (Commercial), the proposed change of use does not conform with the Regulations and must be rejected.

Further, Section 3(2)(d) of the Regulations provides that no change of use shall be permitted where it would result in a detrimental impact. A “detrimental impact” is defined as follows:

- (f.3) **“detrimental impact”** means any loss or harm suffered in person or property in matters related to public health, public safety, protection of the natural environment and surrounding land uses, but does not include potential effects of new subdivisions, buildings or developments with regard to
- (i) real property value;
 - (ii) competition with existing businesses;
 - (iii) viewscales; or
 - (iv) development approved pursuant to subsection 9(1) of the *Environmental Protection Act*;

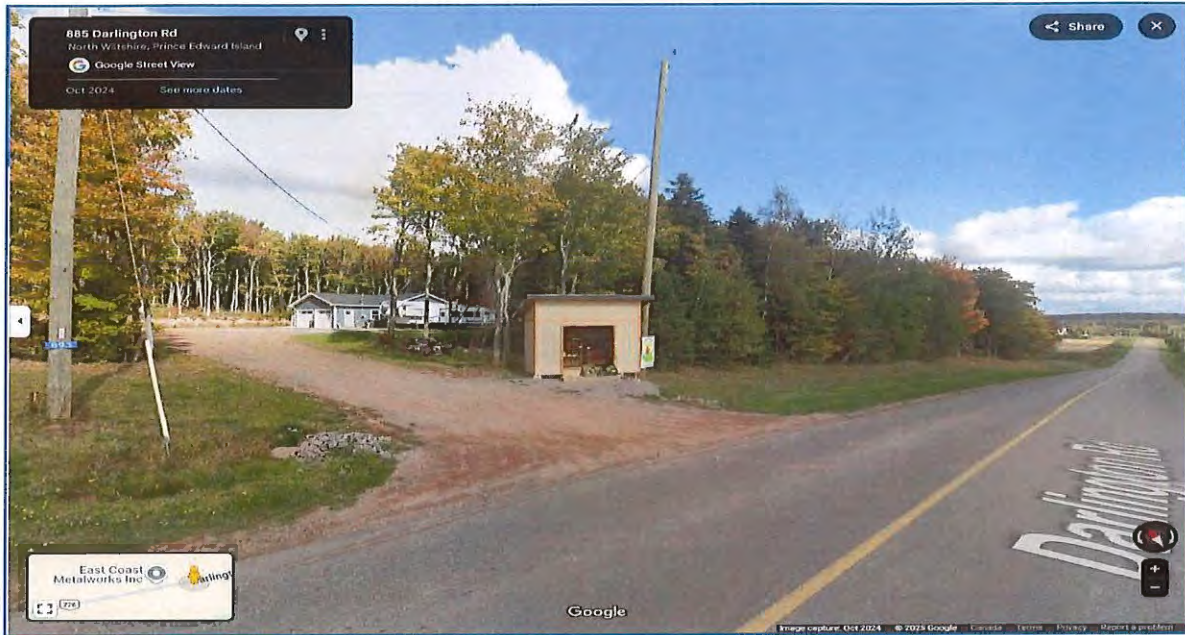
Our clients advise that the Applicants have recently engaged in “development” on the Subject Property, as defined at s. 1(g) of the Regulations, through the removal of significant vegetation, excavation of lands, and other activities (see enclosed photographs).

Our clients report that the Subject Property is presently being used as a mix of Residential, Industrial, and Commercial uses, contrary to s. 29(1) and 31(1) of the Regulations. We are advised that the Applicants are currently using their property effectively as a private road between the East Coast Metal Works property and Darlington Road to truck fill, manure, and other materials stored on the East Coast Metal Works property. Thus, our clients have become, in effect, surrounded by Industrial uses. The detrimental impacts they raise are not theoretical – they have lived them owing to the Applicants’ illegal use of the property prior to the present change of use application.

Our clients report detrimental impacts including the loss of use and enjoyment of their lands and loss of birds and other wildlife owing to the excessive noise and dust created by the Applicants’ use – apparently in the absence of any permits – of the Subject Property with heavy machinery, sometimes at unreasonable hours including at 5:30am and 11:30pm. They also report safety concerns related to the vegetable stand on the Applicants’ property being located close to the crest of a blind hill.

It is notable that our clients have lived next door to the East Coast Metal Works property for years and have not experienced any excessive detrimental impacts. However, the present use by the Applicants of the Subject Property has seriously harmed the use and enjoyment of what had previously been a quiet rural property.

The following image captured in October 2024 shows the Subject Property containing a residence and the vegetable stand. Please check this image against the map provided with the Development Permit application, which does not appear to show the existing vegetable stand or residence, contrary to s. 32(c) of the Regulations:



The following image shows the Subject Property from the eastern approach, showing the vegetable stand and the crest of the hill, with our clients' residence in the background:



CONCLUSION

Permitting this change of use would be to condone the effective surrounding of our clients' residence with Industrial uses, and to insert an additional Industrial/Commercial use along this stretch of Darlington Road when the existing and permitted future development in the immediate area is residential. There can be no clearer incompatibility between land uses as residential and industrial uses. The present issues of noise, dust, and other nuisances experienced by our clients have become untenable and cannot be condoned. Should the Province permit an intensification of this illegal use, the Province will risk being found liable for having permitted/created a nuisance and an unsafe condition.

The regulations contemplate a "home based business" located within an accessory structure to a dwelling. This would permit, for example, a contractor to have a 100 square meter shop next to his or her dwelling to store equipment and materials used in business. Clearly, what the Applicants propose is something more intense that cannot be accommodated in an accessory structure. Thus, the Applicants seek to turn their property into a mixed-use property containing Residential / Industrial / and Commercial uses. This is not permitted under the Regulations.

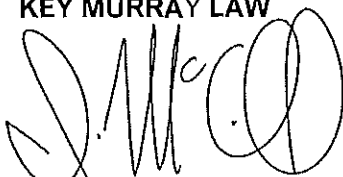
Additionally, the Applicant appears already to have changed the use of their property without obtaining the required permission. It appears that the Applicants have not provided complete and accurate information as part of their application. Our clients urge caution in reviewing this matter.

The use proposed by the Applicants is having and will have detrimental impacts on surrounding land uses, the local environment, and public safety. Should the Province decide to authorize this illegal intensification, it may bear ultimate responsibility for any nuisance or other personal injury which ensues.

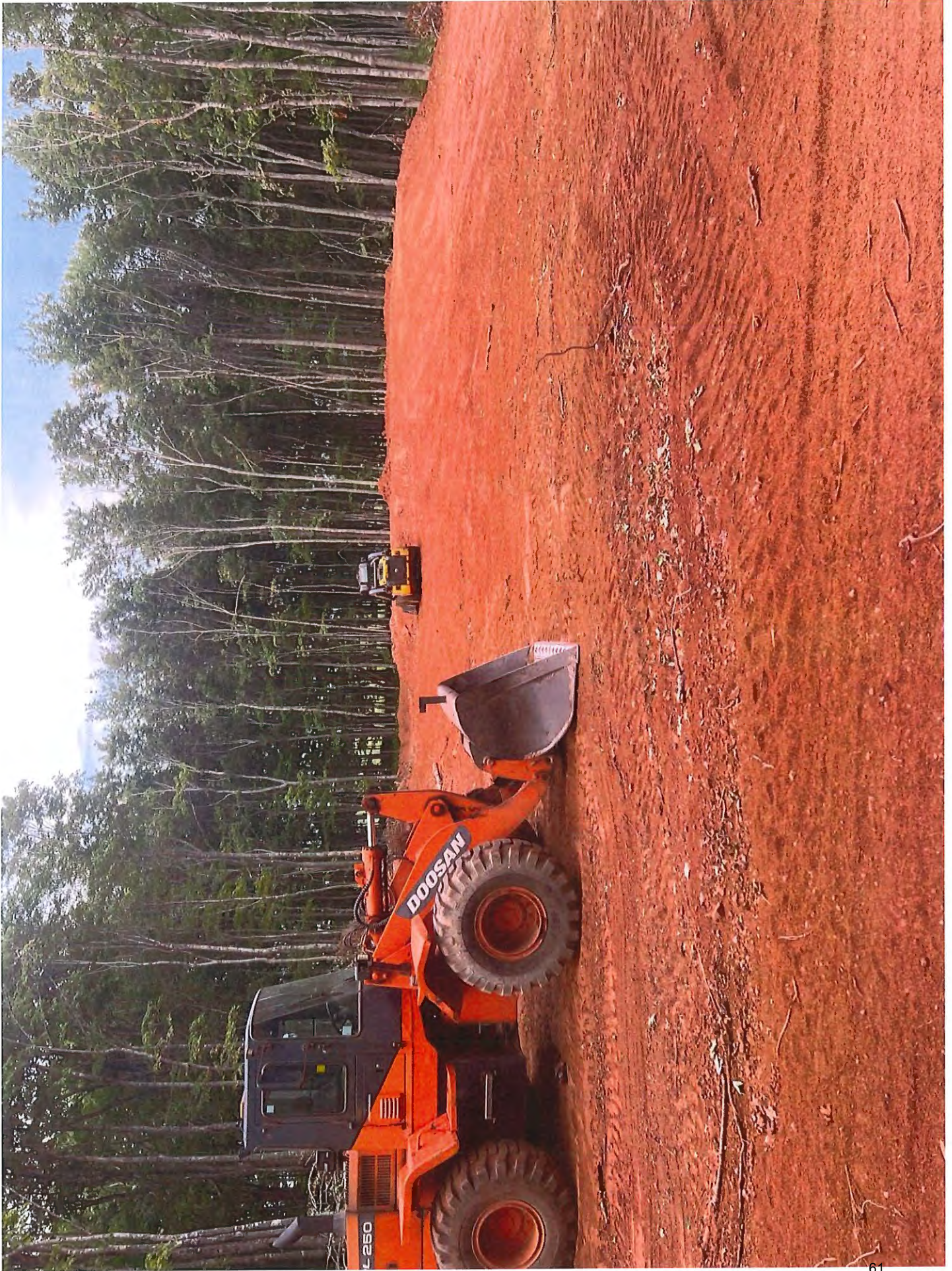
On behalf of our clients, we enjoin you to reject the proposed change of use application. We reserve the right to present additional evidence and argument should the matter proceed before the Island Regulatory and Appeals Commission.

Yours very truly,

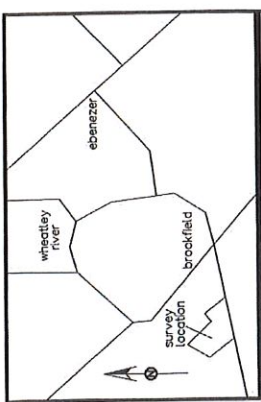
KEY MURRAY LAW

A handwritten signature in black ink, appearing to read 'I. McCarvill', written over the printed name below.

Iain M. McCarvill







KEY PLAN - NOT TO SCALE

LOT 2018-1: PORTION OF PROPERTY
DIANNE MCQUAD, YEAR 2017, DOC#3937,
PARCEL NO. 280370.
REFER TO PLAN BY MANTHA LAND SURVEYS INC.
DRAWING NO. M-16-141.

APPROVED
May 1, 2018
Dept. of Communities, Land & Environment
Per [Signature]

Lot 2018-1 for Residential (single unit dwelling) use.

Subject To:

1. Use of existing driveway access unless otherwise approved by Department of Transportation.
2. The remaining lands of PID # 280370 meet the Category 1 requirements of the Streets and Traffic Systems Regulations, with an assumed permeable soil depth of at least 90 centimetres.

Notes:

1. The remainder of PID # 280370 is not addressed in this approval.
2. This plan supercedes Lot 2018-1 on Plan # 55202A.
3. Issuance of this subdivision approval / development permit does not imply any warranty against damages related to weather and / or climate change, including, but not limited to, coastal erosion and flooding. Costs, damages, actions, suits or any claims, of every nature and kind whatsoever arising out of or resulting from the issuance of this subdivision approval / development permit or which may occur to this subdivision / development as a result of damages related to weather and / or climate change.
4. This subdivision approval has been issued in a geographic area which does not have land zoning. The area may be subject to existing or future residential, commercial, industrial, forestry, fishing, aquaculture, tourism, recreational or institutional uses, which may influence the use of the site for which the approval has been issued.

#55512A

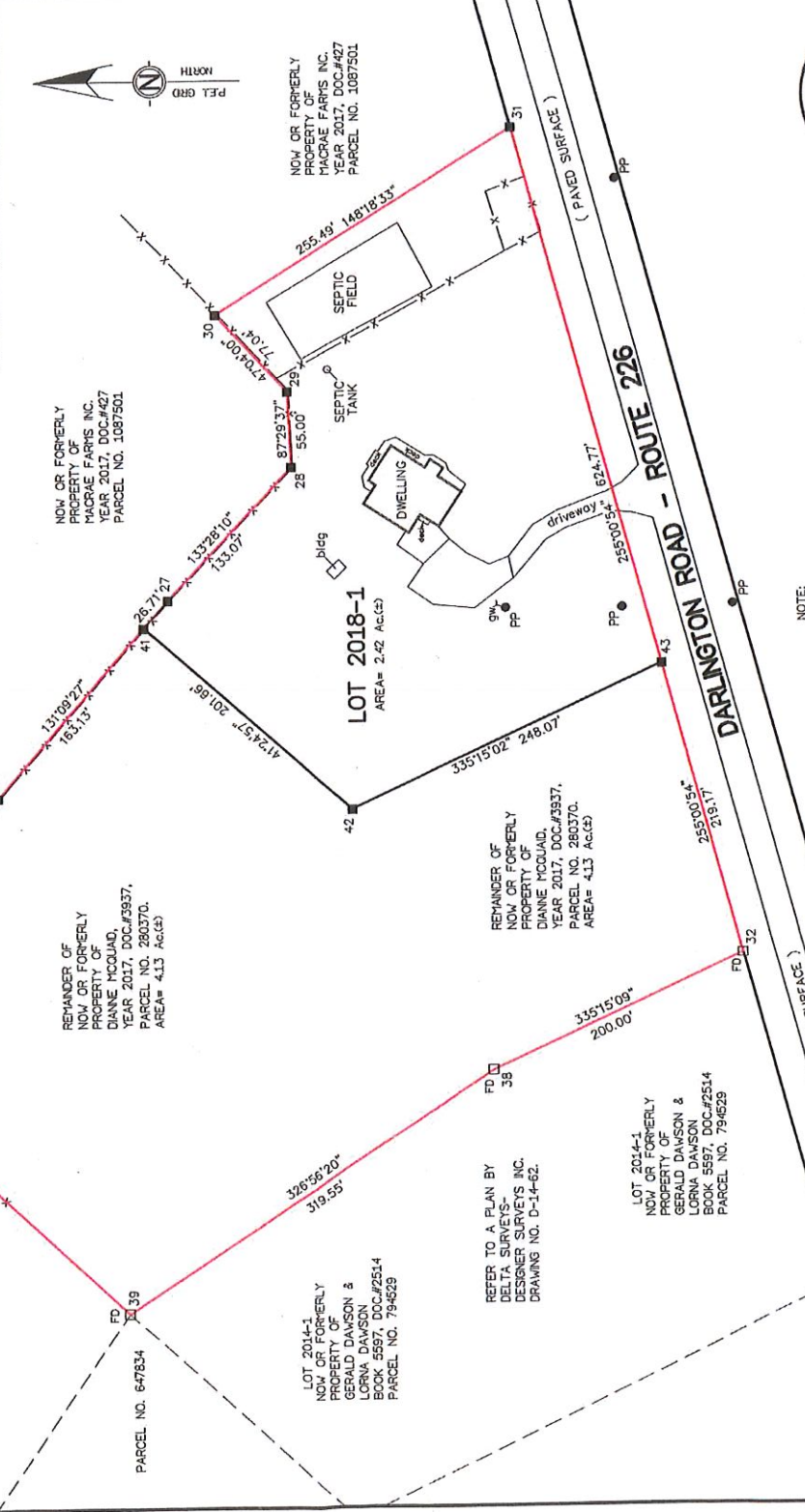
MANTHA LAND SURVEYS INC.
130 MYRTLE STREET
STRAITFORD, P.E.I.
C1B 1J4
Phone 902-566-4684

PLAN SHOWING
LOT 2018-1
PORTION OF PROPERTY OF
DIANNE MCQUAD

LOCATION
DARLINGTON,
LOT 23, QUEENS CO., P.E.I.

SCALE 1"=60'
DATE APRIL 16, 2018
FILE 2018-M-6
DRAWING NO. M-16-58
CHECKED: J.M.J.

STA.	COORDINATES EXPRESSED IN FEET		
	NORTHING	EASTING	NO.
25	362973.477	425925.390	
26	362839.754	426093.759	
27	362714.816	426236.688	
28	362623.268	426333.262	
29	362625.673	426388.210	
30	362678.149	426444.815	
31	362460.755	426578.832	
32	362299.210	425975.310	
33	362480.840	425891.580	
34	362745.650	425717.260	
41	362732.394	426216.578	
42	362581.166	426083.177	
43	362355.882	426187.031	



NOTE:
I, JEAN J. MANTHA, 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.

NOTE:
THIS SURVEY WAS TIED INTO PREVIOUS ADJACENT SURVEY
BASED ON THE DOUBLE STEREOGRAPHIC PROJECTION SYSTEM
ALL COORDINATES ARE EXPRESSED IN FEET.
REFER TO PLAN BY MANTHA LAND SURVEYS INC.
DRAWING NO. M-16-141.

LEGEND:
■ LEGAL SURVEY MARKER PLACED
□ FD LEGAL SURVEY MARKER FOUND
● CP CALCULATED POINT
● PP POWER POLE



PLAN NO. 40570
DATE RECEIVED 16 May 2018
OFFICE Registry
COUNTY Queens
This is a certified copy.
For certified copies, please refer
to Section 42 of the Registry Act.

NOW OR FORMERLY
PROPERTY OF
MACRAE FARMS INC.
YEAR 2017, DOC#427
PARCEL NO. 1087501

NOW OR FORMERLY
PROPERTY OF
DIANNE MCQUAD,
YEAR 2017, DOC#3937,
PARCEL NO. 280370.
AREA= 4.13 AC(±)

NOW OR FORMERLY
PROPERTY OF
DIANNE MCQUAD,
YEAR 2017, DOC#3937,
PARCEL NO. 280370.
AREA= 4.13 AC(±)

NOW OR FORMERLY
PROPERTY OF
DELTA SURVEYS-
DESIGNER SURVEYS INC.
DRAWING NO. D-14-62.

LOT 2014-1
NOW OR FORMERLY
PROPERTY OF
GERALD DAWSON &
LORNA DAWSON
BOOK 5597, DOC#2514
PARCEL NO. 794629

LOT 2014-2
NOW OR FORMERLY
PROPERTY OF
GERALD DAWSON &
LORNA DAWSON
BOOK 5597, DOC#2514
PARCEL NO. 794629

REFER TO A PLAN BY
DELTA SURVEYS-
DESIGNER SURVEYS INC.
DRAWING NO. D-14-62.

REFER TO A PLAN BY
GULF SURVEYS LTD.
FILE & DWG. NO. 1250

NOW OR FORMERLY
PROPERTY OF
AMANULLAH SEDIGH
BOOK 5497, DOC#789
PARCEL NO. 829473

NOW OR FORMERLY
PROPERTY OF
AMANULLAH SEDIGH
BOOK 5497, DOC#789
PARCEL NO. 829473

TAB E

Sarah MacVarish

From: Lorna Stewart <lornajstewart885@gmail.com>
Sent: Tuesday, September 9, 2025 11:21 AM
To: Sarah MacVarish
Cc: Gerry Stewart
Subject: Land Use Issue - Darlington Road

You don't often get email from lornajstewart885@gmail.com. [Learn why this is important](#)

Good morning,

Re: property id: 280370

My husband received a text message from Mr Davidson yesterday afternoon advising us he is running loads to the shop area (on his property) last evening asking us if it was an issue for us.

Mr Davidson is aware of our objection to his development. Does Mr Davidson have a permit to continue this work on his property? If not, who is responsible to respond to this?

We submitted our written objection on Friday, September 5, 2025 and are watching the website for the Minister's decision regarding Mr. Davidson's request for change of use.

This is new to us so please advise us what to do next.

Thank you,
Lorna Stewart
885 Darlington Rd

TAB
F

Sarah MacVarish

From: Alex Davidson <alex@algltd.ca>
Sent: Thursday, September 11, 2025 10:07 AM
To: Sarah MacVarish
Subject: Variance for Building

Hello Sarah

Can I have a variance for the additional 40sf of the building.

Alex Davidson

General Manager

Holmes Construction | Legacy Homes

Ph: 902.676.3200



This email contains information intended for the person(s) named. Any other distribution, copying or disclosure is strictly prohibited. If you have received this email in error, please notify me immediately at the telephone number above or reply by email to the sender, and delete all copies of this message. Thank you.

TAB
G

Sarah MacVarish

From: Sarah MacVarish
Sent: Friday, September 12, 2025 9:16 AM
To: Lorna Stewart
Cc: Gerry Stewart
Subject: Re: Structure being placed at Alex Davidson's Property soon

The applicant has canceled the change of use and opted to apply for a home-based business instead. This will meet our regulations so I will be approving it today.

Once the decision is made it will be posted to PEI planning decisions so you will be able to see it there if you wish to appeal.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

From: Lorna Stewart <lornajstewart885@gmail.com>
Sent: Friday, September 12, 2025 9:13 AM
To: Sarah MacVarish <smacvarish@gov.pe.ca>
Cc: Gerry Stewart <gerrystewart112@gmail.com>
Subject: Re: Structure being placed at Alex Davidson's Property soon

Good morning Sarah,

Thank you for your reply to Gerry's email and following up by sending someone out. A representative was on site the next day. Development on the property continued throughout this week.

When can we expect an update regarding this ongoing work despite the property owner not having a permit for same?

Thank you,
Lorna Stewart

On Tue, Sep 9, 2025 at 2:26 PM Sarah MacVarish <smacvarish@gov.pe.ca> wrote:
Good afternoon,

Both the change of use application and development permit are still in progress. I am having our compliance officer Brad visit the site tomorrow to take some pictures and see what exactly is on site.

Will follow up with you both once I know more.

Thanks,

Sarah MacVarish, BCD
Senior Development Officer
smacvarish@gov.pe.ca
Phone: 902-569-0573
Fax: 902-368-5526

Housing, Land and Communities
Government of Prince Edward Island
31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

From: Gerry Stewart <gerrystewart112@gmail.com>
Sent: Tuesday, September 9, 2025 1:40 PM
To: Sarah MacVarish <smacvarish@gov.pe.ca>
Cc: Lorna Stewart <lornajstewart885@gmail.com>
Subject: Structure being placed at Alex Davidson's Property soon

This May explain all the extra fill and dozer work last evening and today.
What the status of a building permit being required for this size and type of structure on a residential property??
Would you please respond.
Thank you.
Gerry Stewart



12/11/2019 10:10:10 AM

Sent from my iPhone

TAB

8

TAB

A

PROPERTY INFORMATION



CREATED ON 2025-07-17 10:31 AM

PARCEL NUMBER

280370

SCALE

1:1,772

ACREAGE

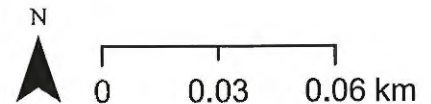
4.13

OWNER

ALEX & ASHLEY DAVIDSON

ADDRESS

893 DARLINGTON RD - RTE 226, BROOKFIELD



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.

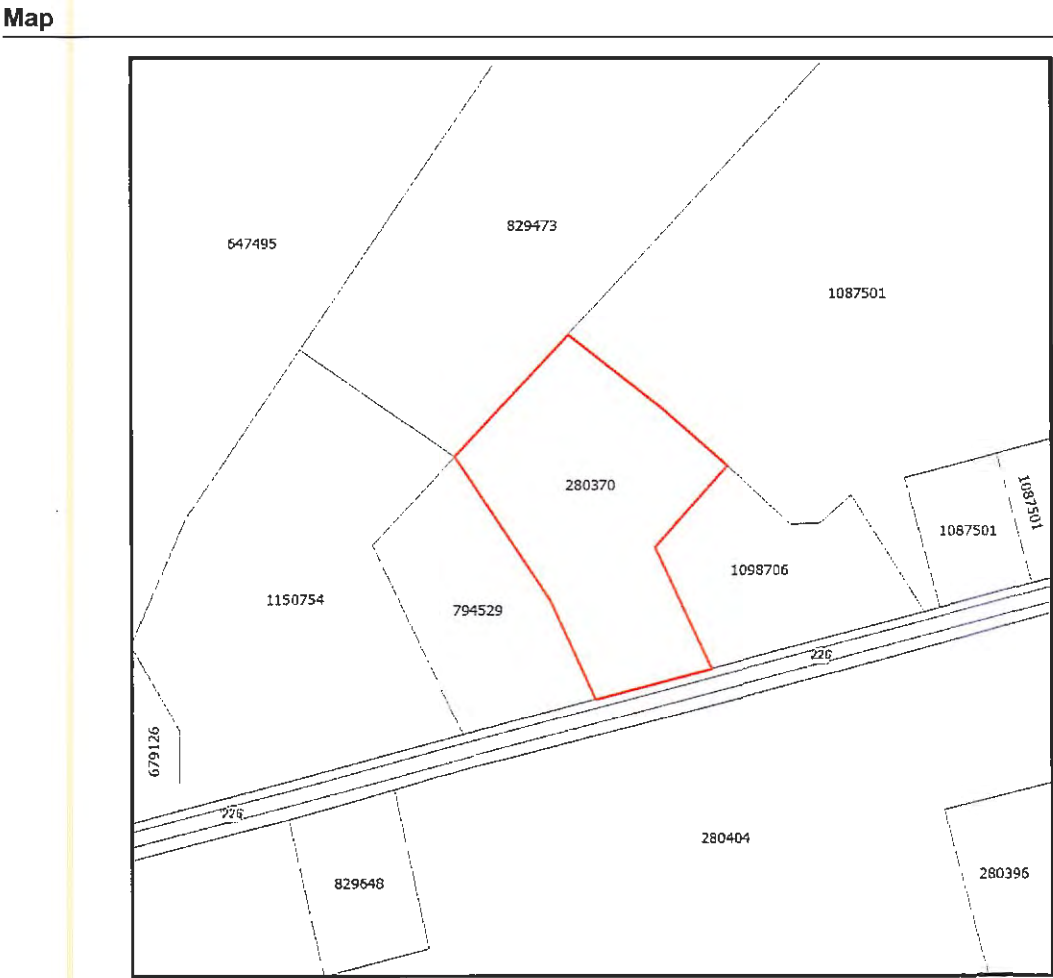
**GOVERNMENT OF PRINCE EDWARD ISLAND
DEPARTMENT OF FINANCE
TAXATION AND PROPERTY RECORDS DIVISION**

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

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

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
280370	N/A	11L064B4	893 DARLINGTON RD - RTE 226 BROOKFIELD	ALEX & ASHLEY DAVIDSON 893 DARLINGTON RD BROOKFIELD PE C0A 1Y0
School District: 2219 Work Unit: 2219 Lot/Township #: 23 School Unit #: 3				

Parcel & Lease	Acreage	Assessment Values (2025)	Taxable	Designated Taxpayer & Mailing Address
Account Status: A Farm Quality: N Municipality: New Glasgow Region Number: 2 Assessor: KELLY JOHN MICHAEL % in Municip: 100 Spec Prop Code: MHI Number: Owner ID Code: Ownership Code: A01 Tax Exempt Code:	4.13	Commercial: \$0.00 Non-Commercial: \$311,900.00 Residential: \$311,500.00 Farm: \$0.00 Buildings Line No: Building Type: 1 02-019 Gar. Att. Frame 0 02-001 Res. Structure - 1558	\$0.00 \$255,900.00 \$255,500.00 \$0.00	ALEX & ASHLEY DAVIDSON BROOKFIELD PE C0A 1Y0 Dates Last Inspection: 22-MAR-22 Last Owner Chg: 22-APR-21 Initially Filed: 01-JAN-00 Dormant:



Parcel
280370
Original Parcel Number
N/A
Property Location
893 DARLINGTON RD - RTE 226
Owner Name
ALEX & ASHLEY DAVIDSON
Acreage
4.13

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
280370	N/A	11L064B4	893 DARLINGTON RD - RTE 226 BROOKFIELD	ALEX & ASHLEY DAVIDSON 893 DARLINGTON RD BROOKFIELD PE C0A 1Y0

DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber/Book	Folio/Page	Consideration
2025	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	5081	6140		
2025	MORTGAGE	51	4789	6138		
2022	MORTGAGE	51	5937	5970		
2021	MORTGAGE	51	8627	5915		
2021	DEED	11	3398	5885		\$110,000.00
2019	DEED	11	8541	5792		\$75,000.00
2018	DEED	11	4270	5714		\$325,000.00
2017	DEED	11	427	5638		\$249,000.00
2017	POWER OF ATTORNEY	35	426	5638		
2017	DEED	11	3937	5656		\$255,000.00
2017	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	1501	5643		
1998	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	7143			
1998	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	7142	1054	26	

1998	DEED	11	6984	964	20	\$0.00
1991	MORTGAGE	51	19917229	710	10	
1989	BOUNDARY AGREEMENT	72	19891690	548	18	
1986	DEED	11	19862867	444	8	
1984	DEED	11	19840054	383	86	
1984	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19840053	405	49	
1984	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19840052			
1980	MORTGAGE	51	19803692	336	18	
1963	MORTGAGE	51	19631094	165	58	

SURVEY PLANS

Parcel Number

Plan

280370	39489
280370	40570
280370	N7 55202A
280370	N7 55512A
280370	N8 39489
280370	N8 40570

