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Summary of Council's Position

Rural Municipality of Warren Grove

Re: Appeal LA25023 – Colin & Kelly Hughes v. Rural Municipality of Warren Grove

Council's decision to deny the rezoning request for PID 248666 was grounded primarily in the **Special Planning Area (SPA) Regulations**, which apply to the Rural Municipality of Warren Grove and supersede municipal bylaws where conflicts arise. Under Section 8.1(e) of the Planning Act and the SPA Regulations, Council is legally required to apply SPA provisions as the controlling authority.

Following review of the Applicants' September 2, 2025 submission, the public input received at the October 15, 2025 public meeting, and the guidance provided by the Provincial Municipal Planning Specialist, Council determined that the proposed heavy-duty mechanical repair use conflicts with **Section 63(3)** of the SPA Regulations. That section restricts non-resource commercial development on land in active agricultural use unless the use directly supports agricultural operations. Based on the information provided, Council found that the proposed use is not an agricultural-supportive commercial operation and therefore cannot be approved under the SPA.

Because the SPA Regulations were determinative, Council's review of the Municipality's Zoning and Subdivision Control Bylaw was **general, contextual, and secondary**. The Bylaw was considered only to ensure overall planning consistency; however, it is subordinate to the SPA and could not authorize a use prohibited under the SPA. Council also did not require technical studies, as no study—whether traffic, noise, or land capability—could alter the binding effect of the SPA Regulations. Council specifically chose not to impose unnecessary costs on the Applicants given the SPA conflict.

Council provided full procedural fairness, considered the materials and submissions before it, and made its decision based on the controlling provincial regulations, relevant planning considerations, and community impact. The Municipality respectfully submits that the decision was lawful, reasonable, procedurally fair, and fully within Council's statutory authority.

Rural Municipality of Warren Grove

Council Meeting – October 20, 2025

Resolution No.: 2025-01

Subject: Denial of Rezoning Application – PID 248666 (Colin & Kelly Hughes)

WHEREAS the Applicants submitted a rezoning application to change the zoning of PID 248666 from Agricultural (A) to Commercial-Residential (C-R);

AND WHEREAS Council has reviewed the application, all written submissions, the public input received, the audio recording and minutes of the public meeting held on October 15, 2025, professional planning advice, the Official Plan, the Zoning and Subdivision Control Bylaw, and the Special Planning Area (SPA) Regulations;

AND WHEREAS Council, in applying the SPA Regulations, considered that these regulations take precedence over municipal bylaws and limit the scope of development permitted within the Community, and further considered the potential impacts of the proposed rezoning on traffic safety, neighbouring properties, noise and disruption, rural character, and future residential growth;

NOW THEREFORE BE IT RESOLVED that the Council of the Rural Municipality of Warren Grove hereby **denies the rezoning application for PID 248666;**

FURTHER RESOLVED that the Development Officer is directed to issue the formal written **Decision** to the Applicants in accordance with the Planning Act.

Moved by: Councillor N. Oaks

Seconded by: Councillor D. Maloney

Vote:

• **For:** Deputy Mayor D. Maloney, Councillor N. Oaks, Councillor C. Tawill, Councillor H. Stuart, Councillor MC. Connelly

• **Against:** Nil

• **Abstained:** Nil

Carried – Rezoning application denied

Mayor: N. Wheatley

CAO: K. Carter

Date: 10 NOV 25

Date: NOV 10 2025

RESPONSE TO NOTICE OF APPEAL

Rural Municipality of Warren Grove

Re: Appeal LA25023 – Colin & Kelly Hughes v. Rural Municipality of Warren Grove

1. Procedural Fairness

Appellants' Claim:

The Applicants assert that they were not given an adequate opportunity to present their case to Council or the community.

Response:

Council provided full procedural fairness throughout the process. Its review and decision were based on the **Applicants' Rezoning Request Application submitted September 2, 2025**.

A public meeting was held on **October 15, 2025**, where the Applicants presented their proposal, heard questions from residents, and participated in open discussion. Members of Council, including the Mayor and Deputy Mayor, were present.

Council considered all written submissions received before and after the meeting and reviewed the full audio recording of the public meeting before making its decision on October 20, 2025.

Summary:

The Applicants were fully heard, their materials were reviewed, and the requirements of procedural fairness under the Planning Act were satisfied.

2. Notice of Decision (Section 23.1, Planning Act)

Appellants' Claim:

Council failed to provide notice of its decision within seven days.

Response:

Council acknowledges a brief administrative delay. The **Development Officer issued notice on November 4, 2025**, and Council's formal letter followed on **November 11, 2025**.

The **Applicants were present** when the decision was made on **October 20, 2025**, and were immediately aware of the outcome. The short delay did not affect their ability to file an appeal.

A minor technical delay does not amount to a breach of procedural fairness and does not invalidate an otherwise lawful decision.

Summary:

The delay was administrative in nature and caused no prejudice.

3. Consistency with the Official Plan, Bylaws, and Special Planning Area (SPA) Regulations

Appellants' Claim:

Council ignored the Official Plan and Zoning Bylaws.

Response:

A. The SPA Regulations Are the Controlling Legislation

Warren Grove is subject to Special Planning Area (SPA) Regulations, which **supersede municipal bylaws** under Section 8.1(e) of the Planning Act. Council is legally obligated to apply SPA Regulations where there is any conflict.

The Municipal Planning Specialist from the Department of Housing, Land and Communities advised Council that the proposal conflicted with **Section 63(3)** of the SPA Regulations, which restricts non-resource commercial development on land in active agricultural use. This conflict alone removes Council's authority to approve the rezoning.

Once this statutory conflict was identified, **Council understood that the rezoning could not be approved**, and that the SPA was determinative.

B. Municipal Bylaw Review Was General and Secondary

Because SPA Regulations are binding and take precedence, Council undertook only a **general review** of the Zoning and Subdivision Control Bylaw. Council's purpose was to ensure overall consistency, not to perform detailed interpretation of bylaw definitions, which was unnecessary given the SPA conflict.

In that general review, Council noted that Section 5.8 of the Bylaw states that a permit shall not be issued where, in Council's opinion, the development:

- conflicts with the Bylaw,
- creates unsafe traffic conditions,
- negatively affects neighbouring properties,
- or is detrimental to health, safety, or community convenience.

Council found that the proposed use raised concerns in several of these areas. However, these considerations were **secondary**, as the SPA Regulations were the controlling authority.

C. Avoiding Unnecessary Studies

The Bylaw permits Council to require supporting studies (traffic, noise, etc.). Council determined such studies were unnecessary because **no amount of supportive documentation could alter the mandatory SPA requirements.**

To avoid unnecessary cost to the Applicants, Council did not require studies that would not have affected the outcome.

Summary:

Council acted within its lawful authority. The SPA Regulations supersede municipal bylaws, and the proposal was directly inconsistent with SPA Section 63(3). The bylaw review was general and contextual, as appropriate given the SPA's controlling effect.

3.2 Clarification of Use Classification

To assist the Commission, Council provides clarification of the rationale underlying its decision.

Classification of the Proposed Use

Council considered whether the Applicants' proposed heavy-duty mechanical repair operation qualified as an agricultural-supportive commercial use under the SPA.

A non-resource-supporting business is one whose primary clientele, revenue source, and operational characteristics are unrelated to agricultural production. Occasional or incidental servicing of farm equipment does not qualify a general industrial operation as an agricultural-supportive use.

Council found:

- the primary work involves transport trucks and non-agricultural heavy equipment;
- agricultural servicing is minimal or incidental;
- the operational scale resembles general industrial activity.

Under **SPA Section 63(3)**, only commercial uses that **directly support agricultural operations** may be considered. The proposal does not meet this requirement.

This clarification reflects the reasoning that guided Council's decision at the time it was made and does not introduce new reasons.

4. Sound Planning Principles

Appellants' Claim:

Council failed to consider sound planning principles and the intent of the legislative scheme.

Response:

Council considered compatibility, safety, nuisance impacts, community character, and precedent. These considerations were undertaken **within the legal framework established by the SPA Regulations**, which remained the primary determinant.

References to the Bylaw and Draft Bylaw served to provide context regarding long-standing community standards, but these were **secondary** due to the SPA's overriding authority.

Council also reviewed the Planning Act Subdivision and Development Regulations, which independently limit non-resource commercial uses on agricultural land.

Summary:

Council's decision reflects sound planning judgment, aligned with provincial regulations and consistent with community planning objectives.

5. Adequacy of Reasons for Decision

Appellants' Claim:

Council failed to provide adequate reasons.

Response:

Council's written Reasons for Decision identify seven planning considerations: traffic safety, infrastructure limitations, property impacts, noise, land-use incompatibility, protection of rural character, and alignment with the Municipality's residential growth objectives. Although finalized after the appeal was filed, these reasons reflect the considerations discussed at the October 20, 2025 meeting and form part of the complete record.

In addition, **Council's decision letter identified the application's conflict with the Special Planning Area (SPA) Regulations**. Council relied on the advice of the Municipal Planning Specialist from the Department of Housing, Land and Communities, who advised that the proposal was inconsistent with **Section 63(3)** of the SPA. Section 63(3) aims to sustain rural communities by preventing the conversion of agricultural lands to non-resource commercial or industrial uses. Council determined that approving the rezoning would directly contradict these planning objectives and would be contrary to the Municipality's obligations under the SPA.

Summary:

Council fulfilled its duty to provide reasons. The written reasons reflect the considerations that guided Council's deliberation, including the determinative conflict with the SPA Regulations.

6. Additional Matters

Appellants' Claim:

The Appellants reserve the right to raise additional grounds.

Response:

The Municipality reserves the right to respond. The record demonstrates that Council:

- complied with procedural requirements,
- acted within statutory authority,
- and based its decision primarily on the governing SPA Regulations, supported by planning considerations.

Conclusion

The Municipality respectfully submits that:

- procedural fairness was upheld;
- the SPA Regulations were correctly applied as the controlling legislation;
- the municipal bylaw was reviewed in a general, secondary manner consistent with its subordinate status;
- the proposal conflicted with SPA Section 63(3), removing Council's authority to approve the rezoning; and
- Council's decision reflects sound planning principles and community input.

The Municipality therefore requests that IRAC dismiss the appeal and uphold Council's decision of October 20, 2025.

**Rural Municipality of Warren Grove
Rezoning Application**

A. Contact Information

- Applicant Name: Colin & Kelly Hughes
- Applicant Address: Box 274 Winsloe C1E1Z2.
- Applicant email: chughespei@hotmail.ca smithakelly@hotmail.com.
- Applicant cell number: 902 388 6373
- Owner's Name: Colin & Kelly Hughes
- Owner's Address: Box 274 Winsloe C1E1Z2
- Owner's email: chughespei@hotmail.ca smithakelly@hotmail.com
- Owner's cell number: 902-388-6373 c 902 393-4394 K
- Owner's signature: Colin Hughes Kelly Hughes

B. Property Information previous PID before purchase Aug 27/25

Property Tax Number: 248666

Civic Address Number: _____

Street Name: Loyalist Road.

Property Depth: 165.46 m

Property Width: 121.92 m

Property Acreage: 5 acres.

Lot Number (if applicable): 25-1

Present Zone: Single family dwelling

Proposed Zone: commercial/residential.

Proposed Use: (describe in detail): residential/commercial property.

We would like to build a barodominium and live on one end and a shop (garage) on the other end.

Rationale (please explain the rationale for the request to rezone. Include attachments if necessary.)

The lot is zoned for single family dwelling. It would still be a single family dwelling only my husband's business would be on the far end away from the road. Heavy duty mechanic work.

E. Existing Land Use

a. How is the property currently used? Please check all that apply.

- | | | |
|--|--|---|
| <input type="checkbox"/> Single-unit residential | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Agriculture |
| <input type="checkbox"/> Multi-unit residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Forestry |
| <input type="checkbox"/> Rental accommodations | <input type="checkbox"/> Institutional | <input type="checkbox"/> Other |

Describe the current land use in detail. If the property is used for livestock operation, include type of livestock, the number of animals, and whether there is a manure storage facility.

The land is currently being used as farmland.
There are crops currently planted in the
5 acre field.

b. Are there any existing buildings on the property?

☐ Yes

☒ No

If there are existing buildings on the property, please describe the present use of each building in detail.

c. What is the physical nature of the land? Please check all that apply

- | | | |
|--|---|---|
| <input type="checkbox"/> Wooded or treed | <input type="checkbox"/> Pasture | <input type="checkbox"/> Along the coast |
| <input type="checkbox"/> Low or swampy | <input type="checkbox"/> Hilly | <input type="checkbox"/> Near a waterbody |
| <input type="checkbox"/> Cultivated | <input checked="" type="checkbox"/> Level or Flat | <input type="checkbox"/> Other |

Describe the physical nature in detail.

Presently being used as farmland. Zoned for single
family dwelling. Treed at the road.

F. Declaration

I, Colin & Kelly Hughes hereby certify that I am

☒ the registered owner of the land
proposed for subdivision

OR

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

and hereby affirm that all statements contained in the within this application are complete and true, and I make this declaration conscientiously believing it to be true.

Registered Owner(s) Signature
(MANDATORY):

Colin Hughes

Date Sept 2/2005

Kelly Hughes

Date Sept 2/25

Applicant's Signature:

Date _____

NOTE: In order for your Subdivision Application to be given adequate consideration, it may be necessary for the Development Officer to consult with various departments and agencies. The Development Officer may also carry out a site inspection or contact you for any other information considered relevant to this application.

Municipal Use:

Date application received: 4 Sep 2025

Permit No. _____

Application complete? ☒ Yes ☐ No

Person who received the fee? (please print) E-Transfer

Was a receipt issued? ☐ Yes ☒ No

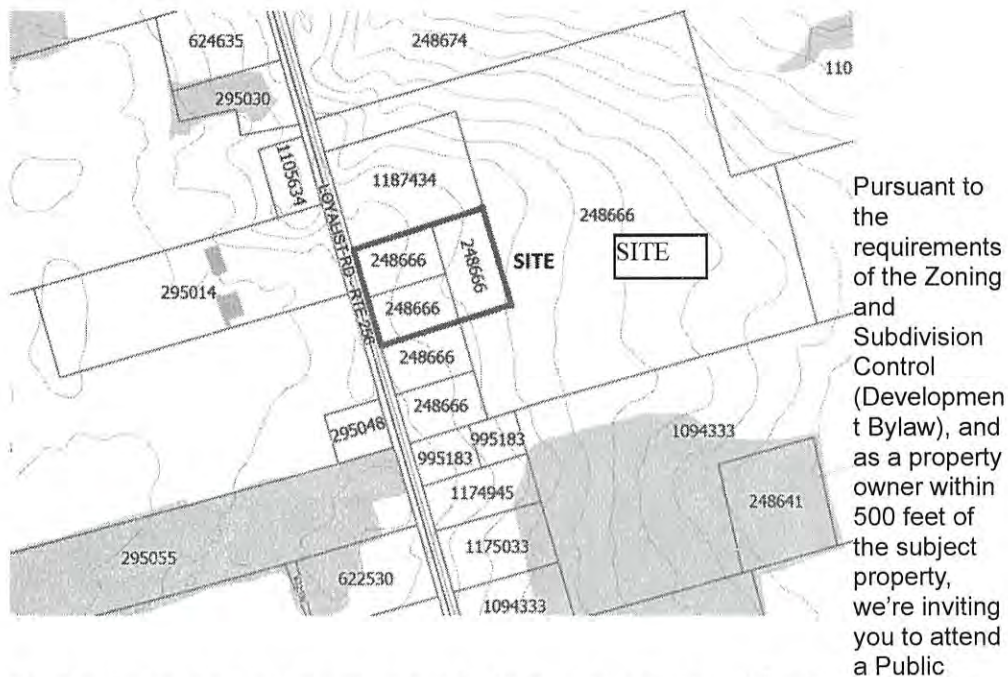
Receipt No. _____

NOTICE OF PUBLIC MEETING

Dear Property Owner:

RE: Portion of PID No. 248666, Loyalist Road – RTE 256

The Rural Municipality of Warren Grove has received an application from Colin and Kelly Hughes to rezone a portion of PID No. 248666 (5.0 acres), Loyalist Road – RTE 256 from agricultural to commercial for a proposed heavy truck and farm machinery equipment repair site.



Meeting for this application, scheduled for Wednesday, October 15th, 2025 at 7:00 p.m. in the Community Hall, 7 Mill Road, Warren Grove.

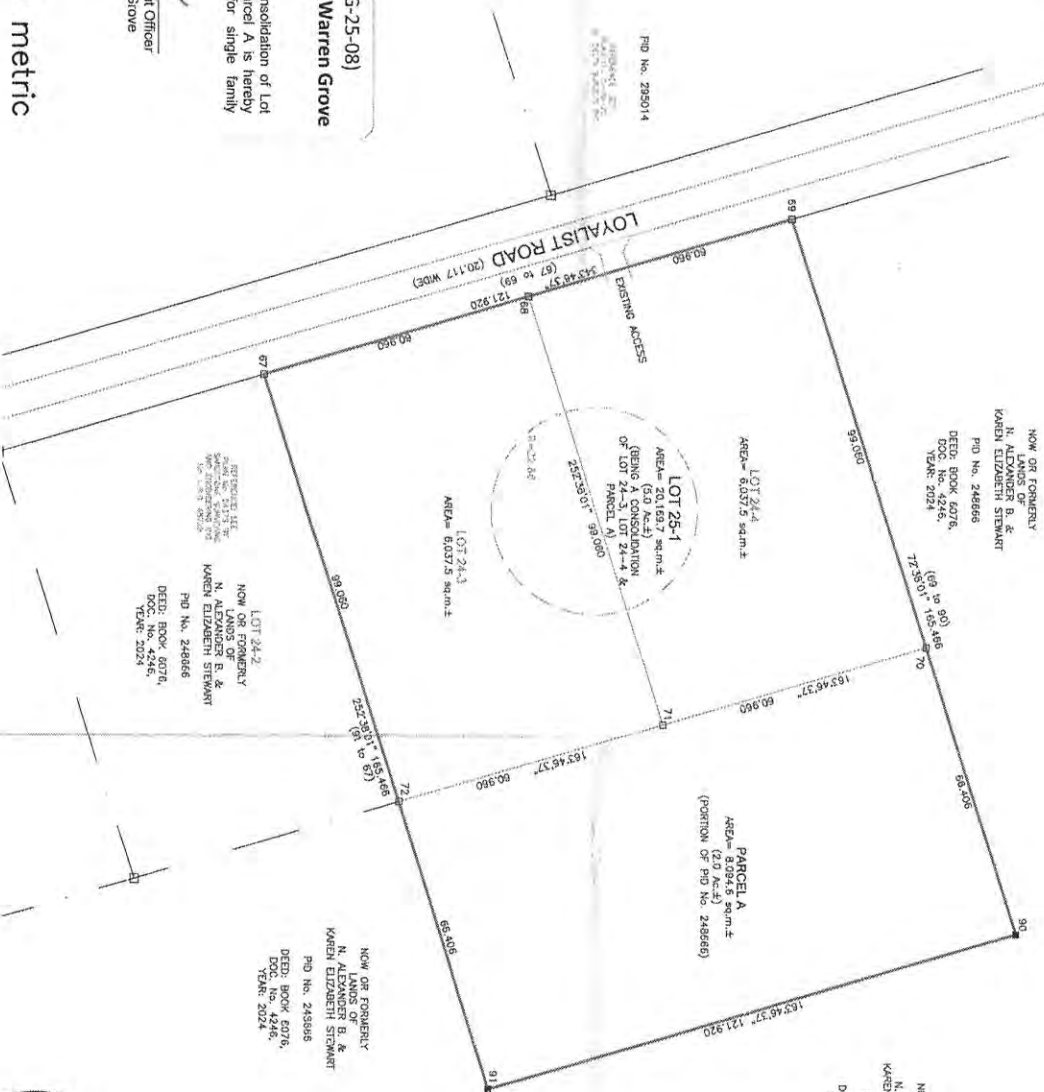
Written comments regarding the change of use will be accepted at the Rural Municipality of Warren Grove, at 7 Mill Road, Warren Grove, C0A 1H5 or email to communityofwarrengrove@gmail.com by 4:00 p.m. on Tuesday, October 14th, 2025.

If you have any questions in regard to this application, please call Derek French, Development Officer, 902-394-2945.

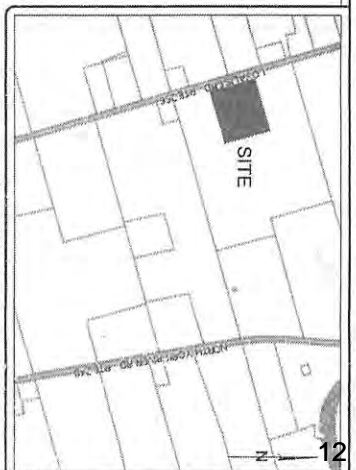
Page 2 of 1

1. Lot 25-1, being the consolidation of Lot 24-3, Lot 24-4 and Parcel A is hereby given final approval for single family dwelling use only.

SCALE 1:750 metric



2



KEY PLAN (NOT TO SCALE)

LEGEND

LANDS DEALT WITH BY THIS PLAN
 FOUND SURVEY MARKER
 PLACED SURVEY MARKER
 CALCULATED POINT
 RADIOS

NOTES

1. FIELD WORK FOR THIS SURVEY WAS EXECUTED DURING THE PERIOD OF 2025.
2. ALLUMINUM AND COORDINATES SHOWN ON THE PLAN ARE BASED ON THE P.E.I. DOUBLE STRUTTERHEAD PROJECTION WITH NAD83 (GNS) REFERENCE SURFACE, EPOCH 2000.24 AND DERIVED FROM THE P.E.I. ACTIVE CONTROL NETWORK AND RETRIEVED SURVEY PLANS. OBSERVATIONS WERE MADE AT THE SURVEY STATION (C.O.A.S) TAKEN DURING THIS SURVEY ARE LISTED BELOW.
3. THIS PLAN WAS PRODUCED IN METRIC WITH ALL DISTANCES ARE GIVEN IN METERS (m) UNLESS NOTED OTHERWISE.
4. PROPERTY NUMBERS AND PROPERTY OWNER'S NAMES HAVE BEEN PROVIDED BY THE P.E.I. DEPARTMENT OF PLANNING AND MUNICIPAL AFFAIRS/TAXATION AND PROPERTY RECORDS, GEOMATICS INFORMATION CENTRE.
5. SURVEY MARKERS PLACED WERE DONATED WITH "2025" & "A" REPRESENTING THE YEAR AND THE SURVEYOR'S NUMBER, RESPECTIVELY.

P.C.M. No.	North	East
3035 (OBSERVED)	093774010	093775733



388 MAIN STREET, PO Box 580, CORNWALL, PEI, CAN. 1H0
t: 902-394-2945
info@sandstoneengineering.ca

PLAN OF SURVEY SHOWING

LOT 25--1
BEING A CONSOLIDATION OF LOT 24-3,
LOT 24-4 & PARCEL A

WARREN GROVE
QUEENS COUNTY
TOWNSHIP No. 32
P.E.I.

P.I.D. No. 248666

I, RILEY J.D. CULLAGHAN, 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.

AUGUST 14, 2025
FILED J.D. CALLAGHAN, P.E.I., LAND SURVEYOR DATE



< Rural Municipality of Warren Grove PE's post ...



Rural Municipality of Warren Grove PE

Posted by Noemie Wheatley

Sep 26 · 🌐

REVISED INFORMATION

Dear Property Owner:

RE: Portion of PID No. 248666, Loyalist Road – RTE 256

The Rural Municipality of Warren Grove has received an application from Colin and Kelly Hughes to rezone a portion of PID No. 248666 (5.0 acres), Loyalist Road – RTE 256 from agricultural to commercial for a proposed heavy truck and farm machinery equipment repair site.

Pursuant to the requirements of the Zoning and Subdivision Control (Development Bylaw), and as a property owner within 500 feet of the subject property, we're inviting you to attend a Public Meeting for this application, scheduled for Wednesday, October 15th, 2025 at 7:00 p.m. in the Community Hall, 7 Mill Road, Warren Grove.

Written comments regarding the change of use will be accepted at the Rural Municipality of Warren Grove, at 7 Mill Road, Warren Grove, C0A 1H5 or

email to communityofwarrengrove@gmail.com by 4:00 p.m. on Tuesday, October 14th, 2025.

If you have any questions in regard to this application, please call Derek French



Comment as Rural Muni...



< Rural Municipality of Warren Grove PE's post ...

Pursuant to the requirements of the Zoning and Subdivision Control (Development Bylaw), and as a property owner within 500 feet of the subject property, we're inviting you to attend a Public Meeting for this application, scheduled for Wednesday, October 15th, 2025 at 7:00 p.m. in the Community Hall, 7 Mill Road, Warren Grove.

Written comments regarding the change of use will be accepted at the Rural Municipality of Warren Grove, at 7 Mill Road, Warren Grove, COA 1H5 or

email to
communityofwarrengrove@gmail.com by 4:00 p.m. on Tuesday, October 14th, 2025.
If you have any questions in regard to this application, please call Derek French, Development Officer, 902-394-2945

Local property owner:

RE: Portion of PID No. 248666, Loyalist Road - RTE 286

The Rural Municipality of Warren Grove has received an application from Cole and Kelly Hughes to rezone a portion of PID No. 248666 (5.8 acres), Loyalist Road - RTE 286 from agricultural to commercial for a proposed heavy truck and farm machinery equipment repair site.



Pursuant to the requirements of the Zoning and Subdivision Control (Development Bylaw), and as a property owner within 500 feet of the subject property, we're inviting you to attend a Public Meeting for this application, scheduled for Wednesday, October 15th, 2025 at 7:00 p.m. in the Community Hall, 7 Mill Road, Warren Grove.

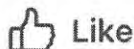
Written comments regarding the change of use will be accepted at the Rural Municipality of Warren Grove, at 7 Mill Road, Warren Grove, COA 1H5 or email to communityofwarrengrove@gmail.com by 4:00 p.m. on Tuesday, October 14th, 2025.

If you have any questions in regard to this application, please call Derek French,



See insights and ads

Boost post



Like



Comment



Share



Comment as Rural Muni...



2025

Location: Community Hall, 7 Mill Road, Warren Grove

An application from Colin and Kelly Hughes to rezone a portion of PID No. 248666 (5.0 acres), Loyalist Road from agricultural to commercial for a proposed heavy truck and farm machinery equipment repair site.

Individuals wishing to comment in writing are invited to send comments to the Rural Municipality of Warren Grove, at 7 Mill Road, Warren Grove, COA 1H5 or by email to communityofwarrengrove@gmail.com by 4:00 p.m. on

[illegible]

A3

A4 SATURDAY, OCTOBER 4, 2025 THE GUARDIAN



Map Scale 1 :

Property Neighbours Other Information

PID 248666 OWNER N ALEXANDER B & KAREN ELIZABETH STEWART ADDRESS WARREN GROVE

Public Meeting summarized transcript – Rezoning Application for PID 248666

**Warren Grove Municipality – October 15, 2025
Recorded Meeting**

Opening Remarks – Mayor Noemie (“Nomi”) Wheatley

Mayor Wheatley:

“Tonight’s meeting will be recorded, just so everybody is aware. My name is Nomi Wheatley and I am the Mayor for Warren Grove. I’d like to welcome everybody and thank you for taking the time to come out tonight to speak about the rezoning of PID 248666.

Tonight, I will ask everyone to hold their questions until after Derek’s presentation. When you rise to ask questions or make comments, please state your name so that we can have a record of who was here.

With that being said, I will turn the floor over to Derek and we’ll continue with the presentation. Thank you, everyone.”

Planner’s Presentation – Derek French

Derek:

“Thank you. I will go through the municipal requirements for this public meeting, and then I will share the details the applicant provided to the Municipality. Hopefully this will answer a lot of your questions, and if not, the floor will be opened at the end. The applicant, Colin Hughes, is also here to answer specific questions.

As we can see, the property outlined in red is the subject property.

The agenda tonight is:

- Review of the change-of-use request submitted by the applicants, Colin and Kelly Hughes.
- Provide the opportunity for the applicant to add information.
- Then the floor will be opened for public comments.

“We re required to hold this meeting to allow residents, interested persons to see the content of the application.”

The proposed change of use applies to a portion of PID 248666, approximately five acres on Loyalist Road across from civic number 1472. The property is currently zoned Agricultural. The

applicant seeks to rezone it to Commercial to develop a heavy-truck and farm-machinery repair operation.

The mapping we are using is from 2003. It is old; several residential lots have since been created. But this is the baseline mapping showing the subject property zoned Agricultural.

Under the Planning Act and our Municipal Bylaws and Official Plan, a public meeting is required for any change of land use.”

Notice Requirements

Derek:

“Council scheduled this public meeting for October 15, 2025”.

- Notices were sent to property owners within 500 feet. There are about ten properties within that radius, though some owners hold multiple lots so approximately seven letters were sent.
- Two advertisements were placed in *The Guardian*: Saturday, October 4, and Wednesday, October 8.
- Provincial regulations require seven clear days’ notice before the meeting. October 4 to October 15 meets that requirement.

“This is the advertisement that appeared in the newspaper.”

Submission and Decision Process

Derek:

“If anyone prefers not to speak tonight, written comments may be sent to Council or to Krista at the office until Friday, October 17 at 4:00 p.m.

Council will review all public comments and the application material and make a decision at their meeting on Monday, October 20.

If Council either approves or denies the rezoning, the decision may be appealed to IRAC within 21 days. If denied, the applicant may appeal. If approved, members of the community may appeal.”

Current and Proposed Zoning

Derek:

“Currently the property is zoned Agricultural. Permitted uses include:

- Residential uses allowed in the Rural Residential Zone
- Agricultural activities and farm buildings

- Agriculture-related commercial and industrial operations
- Accessory buildings

The applicant seeks Commercial zoning. The primary reason is to allow a personal-service shop for heavy duty truck and farm-equipment repair. Other commercial uses listed in the Commercial Zone would also become permitted.

The details submitted include the following:

- Proposed building: 110 ft x 40 ft
- Shop area: 60 ft x 40 ft
- Residence: approximately 4,000 sq ft of living space within the same building
- Operation: heavy-truck and farm-equipment repair
- Employees: currently only Colin; potential increase to one to three staff within five years."

Site Plan & Screening

Derek:

"Here is the site plan

- Building is 110ft long by 40ft wide.
- 60ft by 40ft will be used for repair service
- 4000sq ft used for living space
- Proposed new tree line along the north boundary
- Additional trees along the street frontage
- Proposed trees along the south boundary
- Setbacks: approx. 54 ft from the road to the building; approx. 196 ft south-side setback; approx. 164 ft north-side setback.
- Parking 110ft x 40ft

Parking:

Equipment parking area

Client parking

Staff parking (1-3 staff)

Garbage enclosure behind building

Estimated 1–5 clients per day.

Hours: 8 a.m.–5 p.m., Monday–Friday.

Signage: an 8 ft x 4 ft sign on the north-facing side of the building.

Lighting: approximately 7,700-lumen fixtures; lights on the north and east sides and one above the man door on the south side."

"Any questions for me (Derek), any slides that I went too quick and want to review them again?"

Public Questions & Comments

Mapping Issue

Resident request to view the lot map again.

Resident:

Questions regarding the lot layout, number of lots, and incorrect provincial mapping boundaries. "The map and paperwork is a mess."

Derek:

Explains the mapping error from the Province:

- Lines shown on tax maps were incorrect.
- Two residential lots and a rear parcel were consolidated.
- Province has acknowledged the error and will correct it.
- Updated mapping was used for the advertisement after the issue was flagged.

Traffic, Safety, and Residential Character Concerns

Resident:

"This will add more heavy traffic. Loyalist Road is mostly residential and farm use. What about increased trucks? What about screening so we don't see equipment?"

Colin (Applicant):

"I will park everything at the back. That's why I planned the tree lines. The house is at the road and the shop is behind it."

Resident:

"You have five acres. Why so much land? The diagram doesn't show much room if you have multiple heavy trucks. That's not much parking for tractor trailers. If they come in and need parts, they will stay there until they are fixed."

Colin:

"That's why I'm going to put them in the back end. And putting a tree line up so it doesn't look like a junk yard, we'll see almost nothing. The diagram was a quick sketch. There is more space to the rear; I plan to build away from the road, not toward it. I want buffers so neighbours don't get noise complaints. Most work will be inside, though trucks have to be started to bring them in and out."

Resident:

"You have a big block of land behind you, do you believe your business will grow and that will lead to not assisting the farming of the land behind you?"

Colin:

"I don't know what's going to happen."

Resident:

"What about the road, it's not that wide for tractor trailers to be turning in there. There goes the ditches and the side of the road where our wives and kids walk."

Resident:

"Trees take years to grow. Noise and lights will affect the families with small kids. The community is full of young families who walk on the road. Trucks crossing the road and turning is dangerous."

Colin:

"I understand. But I will be living in the building too, so any noise impacts me as well."

Noise Bylaw Discussion

Mayor Wheatley:

"We do not currently have a noise bylaw because it has never been an issue. If noise becomes a problem, Council may have to consider creating one. But adding bylaws requires enforcement, which adds cost to the community. If anyone has regulations they believe Council should review, please email them before Monday."

Further Public Comments

Resident:

Cites provisions about outdoor storage requiring screening (hedge, wall, or fence).

Resident:

"This road is all families with small kids. Trucks will take away our ability to safely walk. There are already heavy trucks from farms and a woodlot, but nothing like a repair shop bringing big trucks in and out daily."

Colin:

"I don't know how many trucks will be there at night. It depends on the jobs."

Resident:

"This is your choice to live there, but it's not our choice to live with a commercial truck shop beside us."

Resident:

"My view is that the time to stop this is now. I have nothing against a young person starting a

business. But if this is rezoned, the land behind it is a large block of property. In the future he could try to expand further, and Council would be dealing with ongoing pressure to rezone more land.

The right place for this is an industrial park, not a residential/agricultural road with families and kids. If this is approved, I believe Council will have long-term problems.”

Derek ask Colin if he has anything to add to the presentation. Colin states that he does not.

Resident:

”We were the sellers. We didn’t know it was getting rezoned. When the application came through James actually called me, was the first one, but during the selling process we were told that it was single family residential. That’s what we sold as. We talked to our real estate agent (about the other lots for sale) and she said this for sure would massively reduce the price or make them much harder to sell.”

Resident:

“Mr. Hughes,when he purchased this (land), he had the intention of doing this (rezoning). Well why didn’t you (Colin) tell them (the sellers)?”

Colin:

“I just thought it was filling some paperwork and paid the fee, and it was done (the rezoning). So, I’m learning this as I go. I didn’t buy it for the farm land.”

Closing

Mayor Wheatley:

“Thank you. If anyone still prefers to submit comments privately, please email them by Friday at 4 p.m. Council will review all information at our meeting on Monday. Call us, send us email, we’re open to listening to every comment, take everything into consideration. And that will be my advice to council come Monday. We’re going to lay everything out, all the comments, and everything we’ve received.”

Open Meeting of Council
Rural Municipality of Warren Grove
Tuesday, October 15, 2025, at 7:00 p.m

PRESENT: Mayor Noemie Wheatley
Deputy Mayor David Maloney
Houston Stewart
Krista Carter, CAO

Approximately 25 members of the public were present.

ABSENT: Mary Catherine Connolly
Coady Tawil
Nicholas Oakes

1. CALL TO ORDER:

Mayor Wheatley called the meeting to order at 7:01 p.m., with an introduction of how the Land Rezoning would take place. At this time Mayor Wheatley announced that the meeting would be recorded.

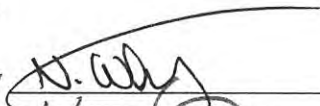
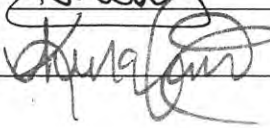
2. Development officers Derek French and Dean Lewis presented the information regarding PID # 248666
3. After Presentation community members had a chance to ask Colin Hughes, or Derek French questions and express concerns.
4. Petition was filled out and submitted to council regarding PID # 248666
5. All emails with concerns have been forwarded off to council regarding the rezoning
6. There were multiple ways of notification
 - 6.1. Hall road sign
 - 6.2. FB page (original posting was posted with the wrong map, it was removed, and the correct map was posted)
 - 6.3. Hand delivered to Neighbors withing 500 feet
 - 6.4. Was posted in local paper October 4th and October 8th, 2025
7. The zoning map that was provided for the province with the land in question was incorrect. The province is in the process of fixing the map at the provincial level.
Development officer Derek French provided explanations and demonstrated on the map the corrections.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:41 p.m.

October Regular Meeting of Council has been rescheduled to October 20, 7PM

SIGNATURES:

Mayor Wheatley  Date 20 OCT 25
CAO K Carter  Date 20 OCT 25

***Rural Municipality of Warren Grove
Minutes
Regular Council Meeting
Monday October 20th, 2025, at 7:00 p.m.***

**Present - Mayor N. Wheatley
Deputy Mayor D. Malone
Councillor N. Oaks
Councillor C. Tawill
Councillor H. Stewart
Councillor MC. Connelly**

1. CALL TO ORDER @7:01 by Mayor Wheatley
2. DECLARATIONS OF CONFLICT OF INTEREST None
3. APPROVAL OF THE AGENDA Moved by: Councillor Oaks Seconded by: Councillor Tawill
4. ADOPTION OF MINUTES
 - 4.1. September 8, 2025 Moved by: Councillor Oaks Seconded by: Councillor Tawill
 - 4.2. October 15, 2025(Special meeting) Moved by: Councillor Connelly Seconded by: Councillor Malone
5. PRESENTATION AND DISCUSSION
 - 5.1. DISCUSSION AND VOTING ON REZONING OF PID # 248666. DISCUSSIONS INCLUDED THE FOLLOWING POINTS:
 - Zoning Map and PID provided by the Provincial Govt was incorrect.
 - Council discussed resident feedback and concerns, along with matters raised by Council regarding the proposal.
 - Increase in Heavy Duty Traffic - Infrastructure & Capacity
 - Traffic, Parking & Congestion.
 - Precedence and Consistency.
 - Character of Area – (Agricultural & Low Density).
 - Community & Housing Needs.
 - Economic Development.
 - Property Value Concern.
 - Financial Pros & Cons.
 - Noise & unsightliness - Mr. Hugher suggested planting more mature trees as a barrier.
 - Economic & Social Impact.
 - Email from Department of Housing, Land and Communities - Recommending Rezoning not be approved - Conflicts with SPA. Takes precedent over our own Bylaws.
 - 5.2. PUBLIC NOTIFICATION METHODS - REZONING
 - FB page, original posting was posted with the wrong map, it was removed, and the correct map was posted)
 - Announced on Community road sign
 - Letters were hand delivered to neighboring Warren Grove Residents within 500 feet of PID 248666
 - Advertised in the local newspaper Oct 4th and Oct 8th 2025

Decision:

It was **unanimously resolved that the rezoning application for PID #248666 be denied.**

6. BUSINESS ARISING FROM THE MINUTES
7. CORRESPONDENCE
8. REPORTS FROM COMMITTEE

9. REPORT FROM CAO
 - 9.1. QuickBooks has been set up, and the accountant has been granted access to begin work.
 - 9.2. Audit is in process now, hopefully it will be easier to process this year
 - 9.3. The audit is currently in progress, with the expectation that processing will be smoother this year. The bank has been contacted, and a new account is being added for CCBF funds. Once complete, the Municipality will have separate accounts for: 1) Operating, 2) Shares, 3) Playground Energy, and 4) CCBF, ensuring all funds are tracked separately.
10. INTRODUCTION OF NEW BUSINESS
 - 10.1. Future of Warren Grove
 - 10.2. Christmas in Warren Grove
 - 10.3. News letters moving forward
 - 10.4. Exploring web hosting options for accessibility to be reviewed at the next meeting.
11. INQUIRIES BY MEMBERS OF COUNCIL
12. INTRODUCTION AND READING BYLAWS AND MOTIONS
13. APPOINTMENTS TO COMMITTEES
14. QUESTIONS FROM THE FLOOR / PETITIONS / DELEGATION
 - 14.1. Several members of the public attended with questions on the rezoning. **Rezoning Applicant was present, and inquired about the IRAC appeal process.**
15. ADJOURNMENT: NEXT REGULAR MEETING: Adjourned @ 8:10
7PM November 10 ,2025

Signatures

Mayor N. Wheatley

Date: 10 NOV 2025

CAO K Carter:

Date: 10 / NOV 2025

Rural Municipality of Warren Grove

Council Meeting – October 20, 2025

Resolution No.: 2025-01

Subject: Denial of Rezoning Application – PID 248666 (Colln & Kelly Hughes)

WHEREAS the Applicants submitted a rezoning application to change the zoning of PID 248666 from Agricultural (A) to Commercial-Residential (C-R);

AND WHEREAS Council has reviewed the application, all written submissions, the public input received, the audio recording and minutes of the public meeting held on October 15, 2025, professional planning advice, the Official Plan, the Zoning and Subdivision Control Bylaw, and the Special Planning Area (SPA) Regulations;

AND WHEREAS Council, in applying the SPA Regulations, considered that these regulations take precedence over municipal bylaws and limit the scope of development permitted within the Community, and further considered the potential impacts of the proposed rezoning on traffic safety, neighbouring properties, noise and disruption, rural character, and future residential growth;

NOW THEREFORE BE IT RESOLVED that the Council of the Rural Municipality of Warren Grove hereby **denies the rezoning application for PID 248666;**

FURTHER RESOLVED that the Development Officer is directed to issue the formal written **Decision** to the Applicants in accordance with the Planning Act.

Moved by: Councillor N. Oaks

Seconded by: Councillor D. Maloney

Vote:

• **For:** Deputy Mayor D. Maloney, Councillor N. Oaks, Councillor C. Tawill, Councillor H. Stuart, Councillor MC. Connelly

• **Against:** Nil

• **Abstained:** Nil

Carried – Rezoning application denied

Mayor: N. Wheatley

Date: 10 NOV 25

CAO: K. Carter

Date: NOV. 10 2025

Fw: Rezoning of PID#248666

From Geoff Gibson <ggibson@heritagelawpei.com>

Date Mon 2025-11-10 1:09 PM

To Geoff Gibson <ggibson@heritagelawpei.com>

Begin forwarded message:

From: Dean Lewis <d13lewis@gmail.com>

Date: November 4, 2025 at 9:38:48 PM AST

To: ch*****@hotmail.ca

Subject: Rezoning of PID#248666

Hello Colin

On October 20th, 2025 Warren Grove Municipal Council considered your rezoning request on parcel 248666. After some discussion, Council voted unanimously to deny your rezoning request.

I understand you attended this meeting of Warren Grove Municipal Council on October 20th. If you have any questions feel free to contact me.

--

Dean Lewis

From: Warren Grove communityofwarrengrove@gmail.com
Subject: Letter from Council
Date: Nov 11, 2025 at 2:04:55 PM
To: chughespei@hotmail.ca
Cc: Noemie Wheatley warrengrove.mayor@gmail.com

Dear colin and Kelly,

Please accept my apologies for the delayed response. Our monthly meeting took place last night, and during it, this letter received approval to be sent to you.

Sincerely,

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575 (cell)
communityofwarrengrove.com



Letter to Colin Hughes 2025
.pdf
104 KB

Rural Municipality of Warren Grove

7 Mill Road, Warren Grove PE C0A1H5

To:

Colin and Kelly Hughes
c/o Heritage Law
5 Prince Street
Charlottetown, PE C1A 4P4

Re: Rezoning Application for Parcel 248666 — Reasons for Council's Decision

10 November, 2025

Dear Mr. and Mrs. Hughes,

This letter is provided in response to paragraph 4 of your appeal, which asserts that the Municipality failed to provide reasons for Council's decision of October 20, 2025. The Rural Municipality of Warren Grove hereby outlines the grounds on which Council denied your application to rezone parcel 248666 from Agricultural to Commercial-Residential.

Before setting out the reasons, Council wishes to acknowledge the timing of the written no decision notice. While the notice was issued slightly outside the seven-day period required under Section 23.1 of the Planning Act, it was sent to you via Email by Development Officer Dean Lewis on November 4, 2025. Council had prepared a draft letter containing the reasons for decision, scheduled for review at the next regular Council meeting on November 10, 2025.

You were present at the October 20, 2025 meeting and were aware of the outcome of the vote immediately. This brief administrative delay did not affect your ability to appeal the decision, which you exercised within the statutory period.

Following community consultation, written submissions, and Council deliberation, the application was denied for the following reasons:

1. Anticipated Increase in Heavy-Duty Traffic

The proposed use raised significant concern in the community regarding an increase in heavy-duty and commercial traffic on a local road that is not designed for such use.

Residents expressed concerns related to road safety, road integrity, and long-term maintenance impacts.

2. Noise and Nuisance Impacts

Residents along the roadway noted that introducing commercial activity would increase noise levels in what is currently a quiet agricultural and residential area. Council considered the proposed noise mitigation measure—planting more mature trees rather than saplings—but determined that this would not adequately offset the anticipated noise associated with the proposed business. As a result, Council concluded that the noise impacts would negatively affect neighbouring properties.

3. Precedent and Consistency With Previous Decisions

Council considered the importance of consistency and noted that similar rezoning requests for commercial or mixed-use development in this area have been denied in previous years. Approving this request would create a precedent that contradicts the Municipality's established planning direction.

4. Municipal Focus on Residential Development to Address Housing Needs

Warren Grove's Official Plan and current community priorities emphasize residential growth to help address regional housing shortages. The proposed rezoning was not aligned with these objectives and did not support the Municipality's residential development goals.

5. Neighbouring Property Value Concerns

A neighbouring property owner with residential lots currently for sale submitted concerns that the introduction of commercial activity would reduce the market value of their properties. Council determined that the proposed rezoning would negatively affect the desirability of adjacent residential lands.

6. Character of the Surrounding Area

The subject parcel is located in an area traditionally used for farming and low-density rural living. The community expressed a strong desire to maintain the agricultural and rural character of the area. Council concluded that a commercial-residential zoning designation would be incompatible with the existing and intended land use pattern.

7. Conflict With Special Planning Area (SPA) Regulations

Council's decision was rendered on the advice from the Municipal Planning Specialist with the Department of Housing, Land and Communities, who advised that the application conflicted with the regulations of the Special Planning Area (SPA). Specifically, the application was inconsistent with the objectives outlined in Section 63(3), which aim to sustain the rural community by limiting non-resource commercial and industrial development in order to prevent the loss of primary industry lands to non-resource uses. Council determined that approving the rezoning would be contrary to these established planning objectives.

After consideration of all submissions, the Official Plan, the Zoning and Development Bylaw, and community input, Council determined that the proposed rezoning did not meet the objectives of sound land-use planning for Warren Grove.

If you have further questions, please feel free to contact the Municipality.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Wheatley', is written over a horizontal line.

Noemie Wheatley

Mayor, Rural Municipality of Warren Grove

Public Notice of Decision Revised

© 13 November 2025

Public Notice of Decision-11-12-2025

Download

Public Notice of Decision

© 11 November 2025

Public Notice of Decision

Subject: Public Notice of Decision
Re: Public Notice of Decision-11-12-2025
Date: November 11, 2025

Summary of Decision:
The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

Comments for Decision:
1. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

2. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

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5. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

6. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

7. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

8. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

9. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

10. The Council has decided to approve the proposed development as shown on the site plan and as described in the application. The Council has also decided to approve the proposed development as shown on the site plan and as described in the application.

Hi all,

I am forwarding this email for your review as it concerns the meeting tonight.

See you later.

Krista Carter

communityofwarrengrove.com

----- Forwarded message -----

From: **Robert Zilke** <rgzilke@gov.pe.ca>

Date: Wed, Oct 15, 2025 at 8:36 AM

Subject: Public Meeting Oct 15th Rezoning PID 248666

To: communityofwarrengrove@gmail.com

<communityofwarrengrove@gmail.com>

Cc: Glenda MacKinnon-Peters <GCMACKINNON-PETERS@gov.pe.ca>

Hello,

Our department wanted to reach out on a proposed rezoning application that is going to public meeting tonight. This is regarding PID 248666 to rezone the parcel from agricultural to commercial for a heavy truck and farm machinery repair site. Note that our staff would object and provide a recommendation of denial to the Minister on the basis that the application conflicts with the regulations of the Special Planning Area (SPA), specifically with the objectives of the SPA referenced in Section 63(3) that seeks to sustain the rural community by limiting non-resource commercial and industrial development in

order to minimize the loss of primary industry lands to non-resource land uses.

I would also note that the applicant does not need to change to a commercial zone if the proposed use is truly agricultural in nature. See below excerpt of the RM of Warren Grove's By-law Agricultural Zone:

8.0 Agricultural (A) Zone

8.1 Within any Agricultural (A) Zone, no person shall use any land, building or structure except for the following uses:

- those uses permitted in a Residential (R) zone (subject to the provisions of that zone);
- agricultural activities, including farm buildings and structures, and livestock operations;
- agricultural-related commercial operations;
- agricultural-related industrial operations;
- accessory buildings or structures to the above.

As you can see the existing zone already allows for agricultural industrial and commercial operations, so a rezoning to a commercial zone would not be required. Furthermore, if a commercial zone is approved without restrictions to the use it would allow for any commercial use stated in the zone to be developed on the subject parcel.

See the excerpt for the commercial zone below:

7.0 Commercial (C) Zones

7.1 Within any Commercial (C) Zone, no person shall use any land, building or structure except for the following uses:

- uses permitted in a Residential (R) Zone (subject to the provisions of that zone);
- retail stores;
- business and professional offices;
- service and personal service shops;
- convenience stores;
- delicatessens, restaurants and takeout establishments;
- video rental stores;
- entertainment facilities;
- banking and financial institutions;
- lounges and bars;
- hotels, motels and other tourist establishments;
- establishments associated with the automotive trade, including service stations, but excepting automobile salvage yards; and
- accessory uses to the above.

If the commercial rezoning is approved then any of the above mentioned uses could occur on the property and that would directly conflict with the SPA regs mentioned above.

If you have any questions or concerns, feel free to get in touch.

Robert

Robert Zilke, RPP, MCIP, MPlan

Municipal Planning Specialist

Department of Housing, Land and Communities

31 Gordon Drive

Charlottetown PE | C1A 6B8 Canada

Phone: (902) 213-8826

Email: rgzilke@gov.pe.ca | www.princeedwardisland.ca

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P Please consider the environment before printing this e-mail.

From: Warren Grove communityofwarrengrove@gmail.com
Subject: Fwd: SPA Regulation Objectives Excerpt
Date: Oct 15, 2025 at 4:14:44 PM
To: Noemie Wheatley warrengrove.mayor@gmail.com

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575 (cell)
communityofwarrengrove.com

----- Forwarded message -----

From: **Robert Zilke** <rgzilke@gov.pe.ca>
Date: Wed, Oct 15, 2025 at 2:09 PM
Subject: SPA Regulation Objectives Excerpt
To: Warren Grove
<communityofwarrengrove@gmail.com>

Hello,

I thought I would share the complete excerpt from the SPA regulations from the Subdivision & Development Regulations.

Objectives

- (3) The specific objectives for development within the Stratford Region Special Planning Area, the Charlottetown Region Special Planning Area, the Cornwall Region Special Planning Area, and the Summerside Region Special Planning Area are
- (a) to minimize the extent to which unserviced residential, commercial and industrial development may occur;
 - (b) to sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and
 - (c) to minimize the potential for conflicts between resource uses and urban residential, commercial and industrial uses.

Note that since this is a provincial regulation it would take precedence for land use decisions in municipalities with Official Plans and By-laws.

Let me know if you have any questions.

Robert Zilke, RPP, MCIP, MPlan

Municipal Planning Specialist

Department of Housing, Land and Communities

31 Gordon Drive

Charlottetown PE | C1A 6B8 Canada

Phone: (902) 213-8826

Email: rgzilke@gov.pe.ca | www.princeedwardisland.ca

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P Please consider the environment before printing this e-mail.



Derek French <derek@sandstoneengineering.ca>

Lot Re-zoning

23 messages

Kelly hughes <smithakelly@hotmail.com>

Mon, Sep 1, 2025 at 3:04 PM

To: "derek@sandstoneengineering.ca" <derek@sandstoneengineering.ca>

Hi Derek,

My husband and I are looking to build a home/shop on the Loyalist Road (you recently surveyed the property). Just curious about the process that we would have to go through in order to get the home re-zoned as my husband would like to have a business that would be attached to our home. We do have a plan that is almost completed that we would be able to provide as well. Please let me know what we can do on our end to hopefully speed up the process as we do have a builder that we would like to begin construction in October if approved.

Thanks,

Kelly

Sent from my iPhone

Derek French <derek@sandstoneengineering.ca>

Tue, Sep 2, 2025 at 11:39 AM

To: Kelly hughes <smithakelly@hotmail.com>

Cc: Krista Carter <communityofwarrengrove@gmail.com>, "nicole@sandstoneengineering.ca"

<nicole@sandstoneengineering.ca>

Hello Kelly;

I am just returning from holidays.

Can you please complete the attached application form and return to me.

The more detailed information you can provide the less questions we will have.

If Council feels the proposed rezoning is a major development a public meeting will be required, see attached.

The initial application fee is \$500.

You can etransfer the Municipality at communityofwarrengrove@gmail.com.

If a public meeting is required, you will be responsible for all costs, including but not limited to consulting fees, hall rental fees, advertising fees, etc.

Let me know if you have any questions.

Regards

Derek French

Development Officer

Rural Municipality of Warren Grove

902-394-2945

[Quoted text hidden]

2 attachments**Warren Grove Rezoning Application.pdf**

122K

**Warren Grove 2003 Zoning & Subdivision Control Bylaws - Schedule B.pdf**

79K

Kelly hughes <smithakelly@hotmail.com>

Tue, Sep 2, 2025 at 7:57 PM

To: Derek French <derek@sandstoneengineering.ca>

38

Cc: Krista Carter <communityofwarrengrove@gmail.com>, "nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>

Hi Derek,

Please see attached form and e-transfer has been sent. Also, I have attached a copy of the plan that we are planning on using if that helps as well. Please let me know if you need anything else.

Thanks,

Kelly

Sent from my iPhone

On Sep 2, 2025, at 11:39 AM, Derek French <derek@sandstoneengineering.ca> wrote:

[Quoted text hidden]

4 attachments



Revised Preliminary Design.pdf

3647K



attachment 1 2.pdf

2794K



Warren Grove Rezoning Application.pdf

122K



Warren Grove 2003 Zoning & Subdivision Control Bylaws - Schedule B.pdf

79K

Derek French <derek@sandstoneengineering.ca>

Wed, Sep 3, 2025 at 9:13 AM

To: Kelly hughes <smithakelly@hotmail.com>

Cc: Krista Carter <communityofwarrengrove@gmail.com>, "nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>

Hello Kelly;

Thanks for sending this along.

Could you please answer the following questions:

1. what type of machinery will be worked on;
2. number of staff;
3. hours of operation;
4. show staff parking locations on Site Plan;
5. show client's parking locations on Site Plan;
6. add dimensions on the Site Plan from the building to Loyalist Road and property lines;
7. show the location of the garbage storage area (fenced in?) on the Site Plan;
8. show the location of proposed signage on the Site Plan;
9. describe the type of outdoor lighting; and
10. estimated number of clients per day.

Once I receive this information, it will be shared with the Council for review.

Regards

Derek French

Development Officer

Rural Municipality of Warren Grove

902-394-2945

[Quoted text hidden]

Colin Hughes <chughespei@hotmail.ca>

Wed, Sep 3, 2025 at 8:23 PM

To: "derek@sandstoneengineering.ca" <derek@sandstoneengineering.ca>

Cc: Kelly Hughes <smithakelly@hotmail.com>

Hello Derek

See attached pdf for all the info you have requested.

Thanks

Colin Hughes

1 902-388-6373

Sent from my iPhone

On Sep 3, 2025, at 11:18 AM, Kelly hughes <smithakelly@hotmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Derek French <derek@sandstoneengineering.ca>

Date: September 3, 2025 at 9:14:13 AM ADT

To: Kelly hughes <smithakelly@hotmail.com>

Cc: Krista Carter <communityofwarrengrove@gmail.com>, nicole@sandstoneengineering.ca

Subject: Re: Lot Re-zoning

[Quoted text hidden]

 **Info for lot 25-1 loyalist road Rezoning.pdf**
18661K

Derek French <derek@sandstoneengineering.ca>

Thu, Sep 4, 2025 at 8:44 AM

To: Krista Carter <communityofwarrengrove@gmail.com>

Cc: "nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>

Hello Krista;

I received the attached additional information for the proposed rezoning.
I have attached all information that should be shared and reviewed by Council.

I recommend a public meeting be scheduled to hear any comments or concerns from residents.
We need to advertise the meeting at least 7 clear days in advance.
I am suggesting an evening of the week of September 15th to 19th, 2025.
I will need to know as soon as possible if Council is ok with that week.
Next available time for me is Oct. 15th or 16th.
I will make sure I stay on as your DO to finalize this application.

Regards

Derek French

Development Officer

Rural Municipality of Warren Grove

9002-394-2945

[Quoted text hidden]

6 attachments



Geolinc - 1187434.png
497K

Warren Grove 2003 Zoning & Subdivision Control Bylaws - Schedule B.pdf
79K

attachment 1 2.pdf
2794K

Revised Preliminary Design.pdf
3647K

25170 - Alex Stewart - Loyalist Road - Consolidation - Approved.pdf
2340K

Info for lot 25-1 loyalist road Rezoning.pdf
899K

Derek French <derek@sandstoneengineering.ca>

Thu, Sep 4, 2025 at 8:49 AM

To: Colin Hughes <chughespei@hotmail.ca>

Cc: Krista Carter <communityofwarrengrove@gmail.com>, "nicole@sandstoneengineering.ca"
<nicole@sandstoneengineering.ca>

Hello Colin;

Thank you for this information.

Council will review and set a date for a public meeting.

I will let you know as soon as possible.

It would be recommended that you attend the meeting to make a presentation and answer any questions.

Regards

Derek

[Quoted text hidden]

Warren Grove <communityofwarrengrove@gmail.com>

Thu, Sep 4, 2025 at 4:47 PM

To: Derek French <derek@sandstoneengineering.ca>

Hi Derek,

Thank you so much for this information, we are meeting next week and for sure will be adding this to the agenda.

Have a great evening

Thank you

Krista Carter

Chief Administrative Officer

Rural Municipality of Warren Grove

902-394-1575(cell)

communityofwarrengrove.com

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>

Fri, Sep 5, 2025 at 1:30 PM

To: Warren Grove <communityofwarrengrove@gmail.com>

Hello Krista;

I spoke to Dean Lewis this morning and he is willing to provide Development Services for the same rates as me [REDACTED] per hour and \$[REDACTED] per km.

If Council approves him taking the position, I will have him attend the public meeting as well and introduce him to everyone.

Regards
Derek

[Quoted text hidden]

Warren Grove <communityofwarrengrove@gmail.com>

Fri, Sep 5, 2025 at 5:57 PM

To: Derek French <derek@sandstoneengineering.ca>

Hi Derek,

Thank you so much I will bring it up to council I have already filled Mayor Wheatly in on everything.

We have a meeting this monday coming up and we can plan the public meeting. I will be away the week of the 17th but we can work out the october dates that suit you.

I am not sure of the steps we need to take for the public meeting and If I am required to be there (If not we could go with a September date).

Also Mayor Wheatley said she will be there should I advise council to be there as well.

Any input you have would be appreciated,
I hope you have a great weekend.

Krista Carter

Chief Administrative Officer

Rural Municipality of Warren Grove

902-394-1575(cell)

communityofwarrengrove.com

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>

Sat, Sep 6, 2025 at 8:06 AM

To: Warren Grove <communityofwarrengrove@gmail.com>

Hello Krista,

It is recommended that you and Council attend.

You need to take minutes of the meeting. The meeting needs to be recorded as well. I will be recording it as well.

It is important that Council hears the comments and concerns.

At the end of the day it will be their decision if this is approved or not.

My office can look after the presentation, letters to neighbours and advertising in the paper.

Regards
Derek

[Quoted text hidden]

Warren Grove <communityofwarrengrove@gmail.com>

Wed, Sep 10, 2025 at 7:16 PM

To: Derek French <derek@sandstoneengineering.ca>

Hi Derek,

We had our meeting this week. The council is sad to see you go but are very happy to have Dean Lewis. We have also discussed the open meeting and with myself and another councilor away the September dates won't work for us. Most of the council will be able to come to the meeting unfortunately it will be on October 15th when we can meet. Would 7pm work for you?

Let me know what you think.
Thank you.

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575(cell)
communityofwarrengrove.com

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>
To: Warren Grove <communityofwarrengrove@gmail.com>

Thu, Sep 11, 2025 at 8:14 AM

Hello Krista;

Yes, 7:00pm, Wednesday, October 15 will work for me.
I will let the applicant and Dean know as well.

Regards

Derek

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>
To: Colin Hughes <chughespei@hotmail.ca>, Kelly Hughes <smithakelly@hotmail.com>
Cc: Krista Carter <communityofwarrengrove@gmail.com>, "nicole@sandstoneengineering.ca"
<nicole@sandstoneengineering.ca>, Dean Lewis <d13lewis@gmail.com>

Thu, Sep 11, 2025 at 8:18 AM

Hello Colin / Kelly;

Council has scheduled a Public Meeting for 7:00pm on Wednesday, October 15th.
Please confirm you or someone representing you will be attending.

Regards

Derek

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>
To: Dean Lewis <d13lewis@gmail.com>

Thu, Sep 11, 2025 at 8:19 AM

Hello Dean;

Can you call me to discuss?

Thanks

Derek

[Quoted text hidden]

Colin Hughes <chughespei@hotmail.ca>
To: Derek French <derek@sandstoneengineering.ca>
Cc: Kelly Hughes <smithakelly@hotmail.com>, Krista Carter <communityofwarrengrove@gmail.com>,
"nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>, Dean Lewis <d13lewis@gmail.com>

Thu, Sep 11, 2025 at 8:28 AM

Hello Derek

I can attend meeting. What is the address for the meeting place?

Thanks

Colin Hughes
1 902-388-6373
Sent from my iPhone

On Sep 11, 2025, at 8:18 AM, Derek French <derek@sandstoneengineering.ca> wrote:

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>

Thu, Sep 11, 2025 at 8:45 AM

To: Colin Hughes <chughespei@hotmail.ca>

Cc: Kelly hughes <smithakelly@hotmail.com>, Krista Carter <communityofwarrengrove@gmail.com>, "nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>, Dean Lewis <d13lewis@gmail.com>

Community Hall, 7 Mill Road, Warren Grove.

I will share the advertisement, once it is completed.

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>

Mon, Sep 15, 2025 at 11:20 AM

To: Warren Grove <communityofwarrengrove@gmail.com>

Cc: "nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>

Hello Krista;

I am preparing the letters, newspaper ad and presentation for Colin and Kelly Hughes rezoning.
What is the date and time for your Council meeting in November?

Thanks

Derek

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>

Tue, Sep 16, 2025 at 1:53 PM

To: Warren Grove <communityofwarrengrove@gmail.com>

Cc: "nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>

Hello Krista;


I have prepared the attached newspaper ad and notice for your review.
If acceptable, I will mail the letters to the neighbours and send the newspaper ad into the Guardian.


Regards

Derek

[Quoted text hidden]

2 attachments

 **Newspaper Ad for Notice of Public Hearing - Colin Hughes rezoning - Oct 15 - 2025.pdf**
144K

 **Notice of Public Hearing - Colin Hughes rezoning to commercial - Oct 15 - 2025.pdf**
164K

Warren Grove <communityofwarrengrove@gmail.com>

Tue, Sep 16, 2025 at 3:48 PM

To: Derek French <derek@sandstoneengineering.ca>

Hi Derek,

Sorry just checking emails now. I must have missed your email yesterday.
Everything looks great.

Our meetings are October 20 and November 10th.

They have changed due to some vacations and councilors being away.
Let me know if you need anything else.
Thanks so much,

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575(cell)
communityofwarrengrove.com

[Quoted text hidden]

Warren Grove <communityofwarrengrove@gmail.com>
To: Derek French <derek@sandstoneengineering.ca>

Tue, Sep 16, 2025 at 9:06 PM

Hi Derek,
I just wanted to let you know I will be away till next Tuesday.
If you need to reach me just give me a call or text or my personal email is [REDACTED]
Have a great week.

Thanks for everything,

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575(cell)
communityofwarrengrove.com

[Quoted text hidden]

Derek French <derek@sandstoneengineering.ca>
To: Colin Hughes <chughespei@hotmail.ca>

Wed, Oct 15, 2025 at 3:00 PM

Cc: Kelly hughes <smithakelly@hotmail.com>, Krista Carter <communityofwarrengrove@gmail.com>,
"nicole@sandstoneengineering.ca" <nicole@sandstoneengineering.ca>, Dean Lewis <d13lewis@gmail.com>

Hello Colin;

Please see a copy of the ad.
We will be setting up for the meeting at 6pm.
Meeting starts at 7pm.

See you this evening.

Regards

Derek

[Quoted text hidden]



Ad.JPG
117K

Colin Hughes <chughespei@hotmail.ca>

Wed, Oct 15, 2025 at 3:47 PM

10/16/25, 9:17 AM

Sandstone Surveying and Engineering Mail - Lot Re-zoning

To: Derek French <derek@sandstoneengineering.ca>

Hello Derek

Ok will be there

Thanks

Colin Hughes

1 902-388-6373

Sent from my iPhone

On Oct 15, 2025, at 3:00 PM, Derek French <derek@sandstoneengineering.ca> wrote:

[Quoted text hidden]

<Ad.JPG>

----- Forwarded message -----

From: **Joël Legault** <joel@sandstoneengineering.ca>

Date: Thu, Sep 25, 2025 at 2:50 PM

Subject: Warren Grove - Public Meeting - October 15, 2025

To: <communityofwarrengrove@gmail.com>

Hi Krista,

I just realized that the Province's Geolinc mapping system made an error in displaying Colin and Kelly Hughes' property, which was used to design the notice of the public hearing. The notice has their property as PID No. 1187434, but it should be shown as a portion of PID No. 248666. My understanding is that PID No. 1187434 should not exist and should be considered within PID No. 248666.

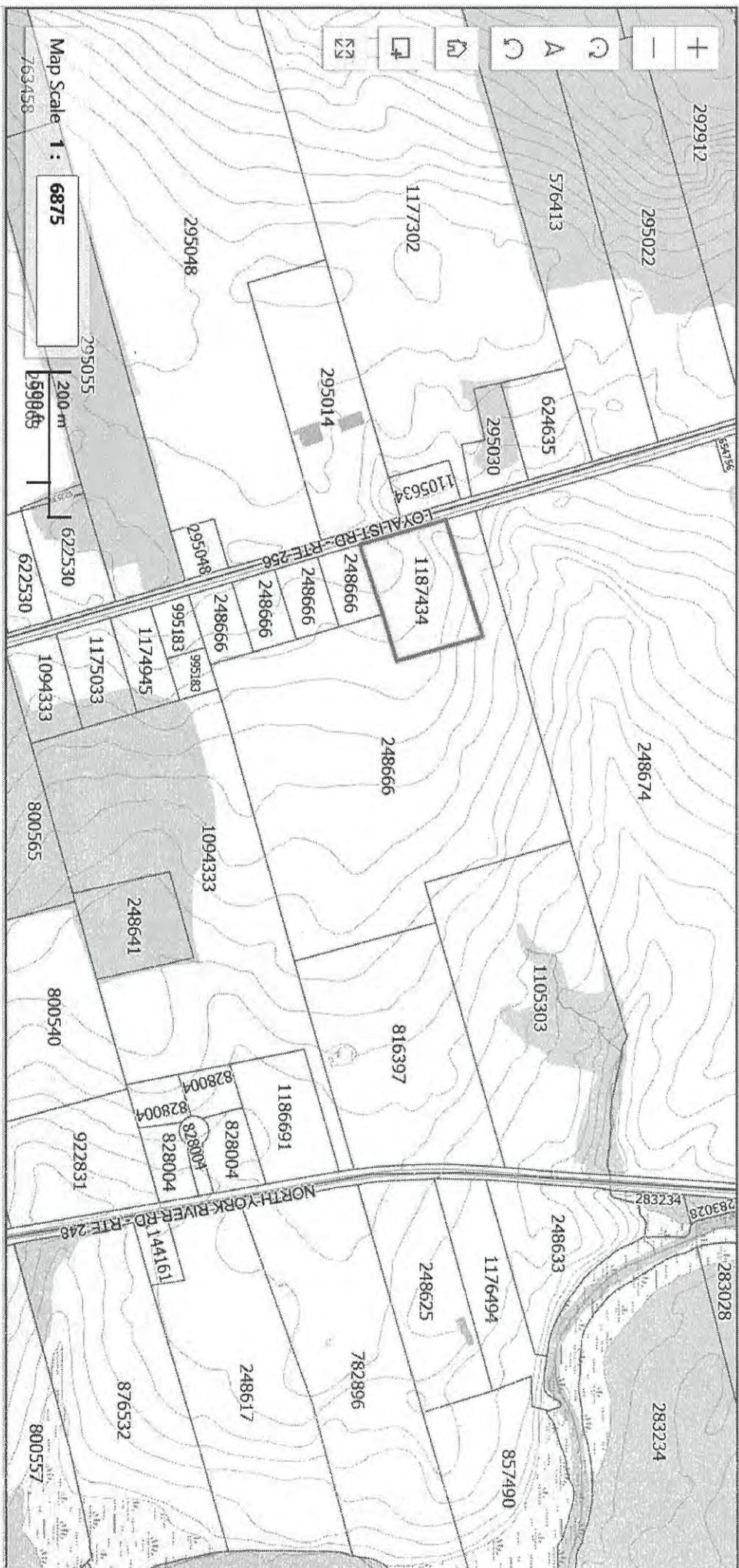
I've revised the 'notice of public meeting' document and the newspaper ad to reflect these changes.

I've attached a revised PDF and Microsoft Word copy of the notice for your reference, as well as the updated sketch. I would recommend re-sharing this notice/image to replace what has already been shared to the public.

Thanks,

--

Joël Legault, P.Eng.



Property

Neighbours

Other information

PID

1187434

OWNER

COLIN JEFFREY & KELLY ANNE HUGHES

ADDRESS

WARREN GROVE



Warren Grove <communityofwarrengrove@gmail.com>

Issue of Rezoning PID 248666 for Mayor and Council

3 messages

alex.b.stewart90@gmail.com <alex.b.stewart90@gmail.com>

Wed, Oct 8, 2025 at 1:04 PM

To: Warren Grove <communityofwarrengrove@gmail.com>

Cc: Karen Nicholson <kanicholson@upei.ca>

Hi there,

My wife Karen and I are the owners of PID 248666 and had sold Colin and Kelly Hughes their 5 acres. We are concerned about the property being rezoned commercial. It was confirmed multiple times to us during the initial survey and during the resurveying process through Derek's office that the property would remain single family residential and from what we understand the buyers were aware of this as well. We were surprised to hear that the notices were going out about the application to rezone after the property sale had gone through. We did not think this was going to become an issue.

After talking with our real estate agent about this we are certain that if the property in question is rezoned commercial that it will make our remaining two parcels of land worth less and much harder to sell with a commercial business next door. We are currently in talks with a potential buyer about one of these properties and could potentially lose this sale if it is rezoned.

Thank you for your time.

Karen & Alex



Virus-free.www.avg.com

Warren Grove <communityofwarrengrove@gmail.com>

Wed, Oct 8, 2025 at 7:12 PM

To: Noemie Wheatley <warrengrove.mayor@gmail.com>, David Maloney <davidmaloney27@gmail.com>, Coady Tawil <coadytawil2@hotmail.com>, H Stewart <hstewart20@gmail.com>, Mary Catherine Connolly <mccconnolly22@gmail.com>, Nicholas Oakes <nicholasoakes@hotmail.com>

Hi all,

I wanted to forward this off to you to read as well, as it is a concern for the land.

I hope you are all having a great week

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575(cell)
communityofwarrengrove.com

[Quoted text hidden]

Warren Grove <communityofwarrengrove@gmail.com>

Wed, Oct 8, 2025 at 7:18 PM

To: alex.b.stewart90@gmail.com

Hi Karen and Alex,

We appreciate your email, I have forwarded your email off to our Mayor and councilors as well.

I wanted them to know how you are feeling.

The town meeting is next week hopefully we will have some answers for you.

I hope you have a great week.



Warren Grove <communityofwarrengrove@gmail.com>

Portion of PID no.248666 Loyalist Road Rte 256

3 messages

Laura Stevenson [REDACTED]
To: "communityofwarrengrove@gmail.com" <communityofwarrengrove@gmail.com>

Thu, Oct 2, 2025 at 1:27 PM

Good afternoon,

I am writing in regards to the proposed rezoning for the commercial heavy truck and farm machinery equipment and repair site. As the homeowner living directly across the road from the location of the proposed repair site, I have to say, I couldn't be more opposed to this suggestion.

I have lived on this property the past 12 years, my fiancé his whole life. We take pride in the beauty of our area, and the peace and tranquility it provides. We have 4 children living in our home and can't begin to imagine having the constant worry over the traffic of large trucks and farm equipment being right outside our front door and the safety concerns that brings.

We chose to build a family here because of our love for the farm life, and the peace and the quiet the country brings. However, far beyond these concerns comes the concern for my youngest daughter (3) and her overall well being. We are currently in the process of an Autism diagnosis. Loud sounds and unfamiliar people and objects cause very large amounts of anxiety and fear. The loud sounds in particular, result in episodes of screaming, crying and refusal to participate in activities that she would normally enjoy. I am fearful my child will be too afraid to play in her own backyard and that the home that once provided her her greatest comfort, will be the place that causes the most discontent.

I can't begin to imagine the damage that will be caused to her daily functioning with the noise of a heavy equipment mechanic shop outside her window. This will greatly impact her ability to feel safe and secure within her own home, and poses a great safety risk to her physically and mentally.

I ask that you please closely consider the negative impacts a commercial business would have on our beautiful farming area and for those families wanting nothing more than to continue to enjoy a simple, worry free way of living.

Regards,

Laura Stevenson and Chris Larter- [REDACTED]

Warren Grove <communityofwarrengrove@gmail.com>
To: Laura Stevenson [REDACTED]

Fri, Oct 3, 2025 at 1:58 PM

Hi Laura,

I would like to thank you for your email, we understand your concerns.

I am forwarding your email to our Mayor and councilors for them to hear your concerns as well.

We are opening it up and having the meeting as well so people are allowed to address their concerns.,

I hope you have a great day

Sincerely

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575(cell)
communityofwarrengrove.com

[Quoted text hidden]

Warren Grove <communityofwarrengrove@gmail.com> Fri, Oct 3, 2025 at 2:00 PM
To: Noemie Wheatley <warrengrove.mayor@gmail.com>, David Maloney <davidmaloney27@gmail.com>, Coady Tawil <coadytawil2@hotmail.com>, H Stewart <hstewart20@gmail.com>, Mary Catherine Connolly <mconnolly22@gmail.com>, Nicholas

Oakes <nicholasoakes@hotmail.com>

Hi everyone,

I hope you are all having a great week.

I have forwarded the following email to you for your review about the upcoming weekend.

Sincerely,

Krista Carter

Chief Administrative Officer

Rural Municipality of Warren Grove

902-394-1575(cell)

communityofwarrengrove.com

[Quoted text hidden]



Derek French <derek@sandstoneengineering.ca>

Fwd: Public Meeting Oct 15th Rezoning PID 248666

1 message

Warren Grove <communityofwarren Grove@gmail.com>

Wed, Oct 15, 2025 at 6:01 PM

To: Derek French <derek@sandstoneengineering.ca>, "d13lewis@gmail.com" <d13lewis@gmail.com>

Here is the email that was sent this afternoon for your review

Krista Carter

Chief Administrative Officer
 Rural Municipality of Warren Grove
 902-394-1575(cell)
 communityofwarren Grove.com

----- Forwarded message -----

From: **Robert Zilke** <rgzilke@gov.pe.ca>

Date: Wed, Oct 15, 2025 at 8:36 AM

Subject: Public Meeting Oct 15th Rezoning PID 248666

To: communityofwarren Grove@gmail.com <communityofwarren Grove@gmail.com>

Cc: Glenda MacKinnon-Peters <GCMACKINNON-PETERS@gov.pe.ca>

Hello,

Our department wanted to reach out on a proposed rezoning application that is going to public meeting tonight. This is regarding PID 248666 to rezone the parcel from agricultural to commercial for a heavy truck and farm machinery repair site. Note that our staff would object and provide a recommendation of denial to the Minister on the basis that the application conflicts with the regulations of the Special Planning Area (SPA), specifically with the objectives of the SPA referenced in Section 63(3) that seeks to sustain the rural community by limiting non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses.

I would also note that the applicant does not need to change to a commercial zone if the proposed use is truly agricultural in nature. See below excerpt of the RM of Warren Grove's By-law Agricultural Zone:

8.0 Agricultural (A) Zone

8.1 Within any Agricultural (A) Zone, no person shall use any land, building or structure except for the following uses:

- those uses permitted in a Residential (R) zone (subject to the provisions of that zone);
- agricultural activities, including farm buildings and structures, and livestock operations;
- agricultural-related commercial operations;
- agricultural-related industrial operations;
- accessory buildings or structures to the above.

As you can see the existing zone already allows for agricultural industrial and commercial operations, so a rezoning to a commercial zone would not be required. Furthermore, if a commercial zone is approved without restrictions to the use it would allow for any commercial use stated in the zone to be developed on the subject parcel.

See the excerpt for the commercial zone below:

7.0 Commercial ©) Zones

7.1 Within any Commercial ©) Zone, no person shall use any land, building or structure except for the following uses:

- uses permitted in a Residential ®) Zone (subject to the provisions of that zone);
- retail stores;
- business and professional offices;
- service and personal service shops;
- convenience stores;
- delicatessens, restaurants and takeout establishments;
- video rental stores;
- entertainment facilities;
- banking and financial institutions;
- lounges and bars;
- hotels, motels and other tourist establishments;
- establishments associated with the automotive trade, including service stations, but excepting automobile salvage yards; and
- accessory uses to the above.

If the commercial rezoning is approved then any of the above mentioned uses could occur on the property and that would directly conflict with the SPA regs mentioned above.

If you have any questions or concerns, feel free to get in touch.

Robert

Robert Zilke, RPP, MCIP, MPlan

Municipal Planning Specialist

Department of Housing, Land and Communities

31 Gordon Drive

Charlottetown PE | C1A 6B8 Canada

Phone: (902) 213-8826

Email: rgzilke@gov.pe.ca | www.princeedwardisland.ca

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Please consider the environment before printing this e-mail.

From: Noemie Wheatley warrengrove.mayor@gmail.com
Subject: Public Meeting 15 Oct, 2025
Date: Oct 15, 2025 at 7:43:56 PM
To: Warren Grove communityofwarrengrove@gmail.com



Public Meeting 15 Oct, 2025
.m4a
20.7 MB

Sent from my iPad

From: Noemie Wheatley warrengrove.mayor@gmail.com
Subject: Tonight's turnout & Monday's important vote
Date: Oct 15, 2025 at 9:49:16 PM
To: Coady Tawil coadytawil2@hotmail.com, David Maloney davidmaloney27@gmail.com, Mary Catherine Connolly mcconnolly22@gmail.com, Huston Stewart hstewart20@gmail.com, nicholasoaks@hotmail.com, Warren Grove communityofwarrengrove@gmail.com

Good evening everyone,

Tonight's public meeting went really well - it was as full a house as I've seen since joining council in 2019.

On Monday, we'll be voting on the rezoning, and it's probably the most important decision this council has faced so far. If tonight's turnout is any sign, we could be looking at another full room.

We'll be discussing and voting on the rezoning first thing on the agenda, so please try to come a bit early. I'd like us to start right at 7 p.m.

It's important that we take the time to weigh both sides carefully, even with the strong opposition we've heard from the community.

Thanks everyone for your time and dedication,

Noemie



Warren Grove <communityofwarrengrove@gmail.com>

Public Meeting 15 Oct, 2025

5 messages

Noemie Wheatley <warrengrove.mayor@gmail.com>
 To: Warren Grove <communityofwarrengrove@gmail.com>

Wed, Oct 15, 2025 at 7:43 PM



Sent from my iPad

Public Meeting 15 Oct, 2025.m4a
 20237K

Warren Grove <communityofwarrengrove@gmail.com>

Mon, Oct 20, 2025 at 9:40 AM

To: David Maloney <davidmaloney27@gmail.com>, Mary Catherine Connolly <mconnolly22@gmail.com>, Coady Tawil <coadytawil2@hotmail.com>, H Stewart <hstewart20@gmail.com>, Nicholas Oakes <nicholasoakes@hotmail.com>, Dean Lewis <d13lewis@gmail.com>, Derek French <derek@sandstoneengineering.ca>

Hi everyone,

I am forwarding off the audio recording for your reference of the special rezoning meeting.

Have a wonderful week .

Krista Carter

Chief Administrative Officer

Rural Municipality of Warren Grove

902-394-1575(cell)

communityofwarrengrove.com

----- Forwarded message -----

From: **Noemie Wheatley** <warrengrove.mayor@gmail.com>

Date: Wed, Oct 15, 2025 at 7:44 PM

Subject: Public Meeting 15 Oct, 2025

To: Warren Grove <communityofwarrengrove@gmail.com>

Sent from my iPad

Public Meeting 15 Oct, 2025.m4a
 20237K

Mary Catherine Connolly <mconnolly22@gmail.com>

Mon, Oct 20, 2025 at 10:06 AM

To: Warren Grove <communityofwarrengrove@gmail.com>

Cc: David Maloney <davidmaloney27@gmail.com>, Coady Tawil <coadytawil2@hotmail.com>, H Stewart <hstewart20@gmail.com>, Nicholas Oakes <nicholasoakes@hotmail.com>, Dean Lewis <d13lewis@gmail.com>, Derek French <derek@sandstoneengineering.ca>

Thank you Krista.

Sorry I was unable to attend last week. I have reviewed all the emails and related material. Great to have the audio available as well.

Will be at the meeting early this evening.

Thanks,
MC

[Quoted text hidden]

Nicholas Oakes <nicholasoakes@hotmail.com>

Mon, Oct 20, 2025 at 10:10 AM

To: Mary Catherine Connolly <mccconnolly22@gmail.com>, Warren Grove <communityofwarrengrove@gmail.com>

Cc: David Maloney <davidmaloney27@gmail.com>, Coady Tawil <coadytawil2@hotmail.com>, H Stewart <hstewart20@gmail.com>, Dean Lewis <d13lewis@gmail.com>, Derek French <derek@sandstoneengineering.ca>

Is everyone still good to come at 630 to have a 20 minute meeting with [REDACTED] about amalgamation before the meeting?

Nick

Get Outlook for iOS

From: Mary Catherine Connolly <mccconnolly22@gmail.com>

Sent: Monday, October 20, 2025 10:06:07 AM

To: Warren Grove <communityofwarrengrove@gmail.com>

Cc: David Maloney <davidmaloney27@gmail.com>; Coady Tawil <coadytawil2@hotmail.com>; H Stewart <hstewart20@gmail.com>; Nicholas Oakes <nicholasoakes@hotmail.com>; Dean Lewis <d13lewis@gmail.com>; Derek French <derek@sandstoneengineering.ca>

Subject: Re: Public Meeting 15 Oct, 2025

[Quoted text hidden]

Warren Grove <communityofwarrengrove@gmail.com>

Mon, Oct 20, 2025 at 11:31 AM

To: Noemie Wheatley <warrengrove.mayor@gmail.com>

[Quoted text hidden]



Warren Grove <communityofwarrengrove@gmail.com>

Public Meeting October 15, 2025 presentation and sign up sheets

2 messages

Derek French <derek@sandstoneengineering.ca>
To: "G. Kyle Dudley" <communityofwarrengrove@gmail.com>
Cc: Dean Lewis <d13lewis@gmail.com>

Thu, Oct 16, 2025 at 9:30 AM



Hello Krista / Noe'mie

Please see attached:

1. copy of the sign up sheets (approximately 25 people) &
2. copy of the presentation.

Regards
Derek

2 attachments

-  **Public Meeting sign up sheets - Oct 15 - 2025.pdf**
1145K
-  **Warren Grove Public Meeting - Colin Hughes Rezoning - Oct 15 - 2025.pdf**
1998K

Warren Grove <communityofwarrengrove@gmail.com> Mon, Oct 20, 2025 at 9:32 AM
To: Noemie Wheatley <warrengrove.mayor@gmail.com>, David Maloney <davidmaloney27@gmail.com>, Coady Tawil <coadytawil2@hotmail.com>, H Stewart <hstewart20@gmail.com>, Mary Catherine Connolly <mccconnolly22@gmail.com>, Nicholas Oakes <nicholasoakes@hotmail.com>

Hi all,
Just forwarding this off for review from last Wednesday concerning the rezoning.

See you this evening

Krista Carter
Chief Administrative Officer
Rural Municipality of Warren Grove
902-394-1575(cell)
communityofwarrengrove.com
[Quoted text hidden]

2 attachments

-  **Public Meeting sign up sheets - Oct 15 - 2025.pdf**
1145K
-  **Warren Grove Public Meeting - Colin Hughes Rezoning - Oct 15 - 2025.pdf**
1998K

<coadytawil2@hotmail.com>; H Stewart <hstewart20@gmail.com>; Nicholas Oakes <nicholasoakes@hotmail.com>; Dean Lewis <d13lewis@gmail.com>; Derek French <derek@sandstoneengineering.ca>

Subject: Re: Public Meeting 15 Oct, 2025

Thank you Krista.

Sorry I was unable to attend last week. I have reviewed all the emails and related material. Great to have the audio available as well.

Will be at the meeting early this evening.

Thanks,
MC

On Mon, Oct 20, 2025 at 9:41AM Warren Grove
<communityofwarrengrove@gmail.com> wrote:

Hi everyone,

I am forwarding off the audio recording for your reference of the special rezoning meeting.

Have a wonderful week .

Krista Carter

Chief Administrative Officer

Rural Municipality of Warren Grove

902-394-1575 (cell)

communityofwarrengrove.com

is ready. I believe he should.

Dean

On Thu, Oct 23, 2025 at 8:53 PM Warren Grove

<communityofwarrengrove@gmail.com> wrote:

Hi Derek and Dean,

Just wanted to say thank you for all your hard work and help through this process.

It is a new one for me and hopefully not again any time soon lol.

Just wanting to keep you in the loop, the council voted unanimously against the rezoning. When I have the meetings signed I will forward you off a copy for your records as well.

He didn't look shocked at the vote, Not sure if he will go further with it as well. We went through everything at the meeting before they voted.

Anything else comes up. I will let you know.

Sincerely,

Krista Carter

Chief Administrative Officer

Rural Municipality of Warren Grove

902-394-1575(cell)

communityofwarrengrove.com

From: Noemie Wheatley warrengrove.mayor@gmail.com
Subject: Re: PID248666
Date: Oct 23, 2025 at 9:28:15 PM
To: Warren Grove communityofwarrengrove@gmail.com
Cc: Dean Lewis d13lewis@gmail.com, Derek French
derek@sandstoneengineering.ca

I don't recall ever hearing about formal denial letters being issued in the past. I'm not saying there wasn't one — I just wasn't involved in the previous rezoning denial. If none were issued, it might be a good practice to start doing so and keep copies for our records.

- Noémie

Sent from iPhone

On Oct 23, 2025, at 9:15 PM, Warren Grove
<communityofwarrengrove@gmail.com> wrote:

Hi Dean,

I am honestly not sure how that works, this is the first time for me.
Hopefully Derek and Noemie will be able to help us with this.

Krista Carter

Chief Administrative Officer
Rural Municipality of Warren Grove
[902-394-1575](tel:902-394-1575) (cell)
communityofwarrengrove.com


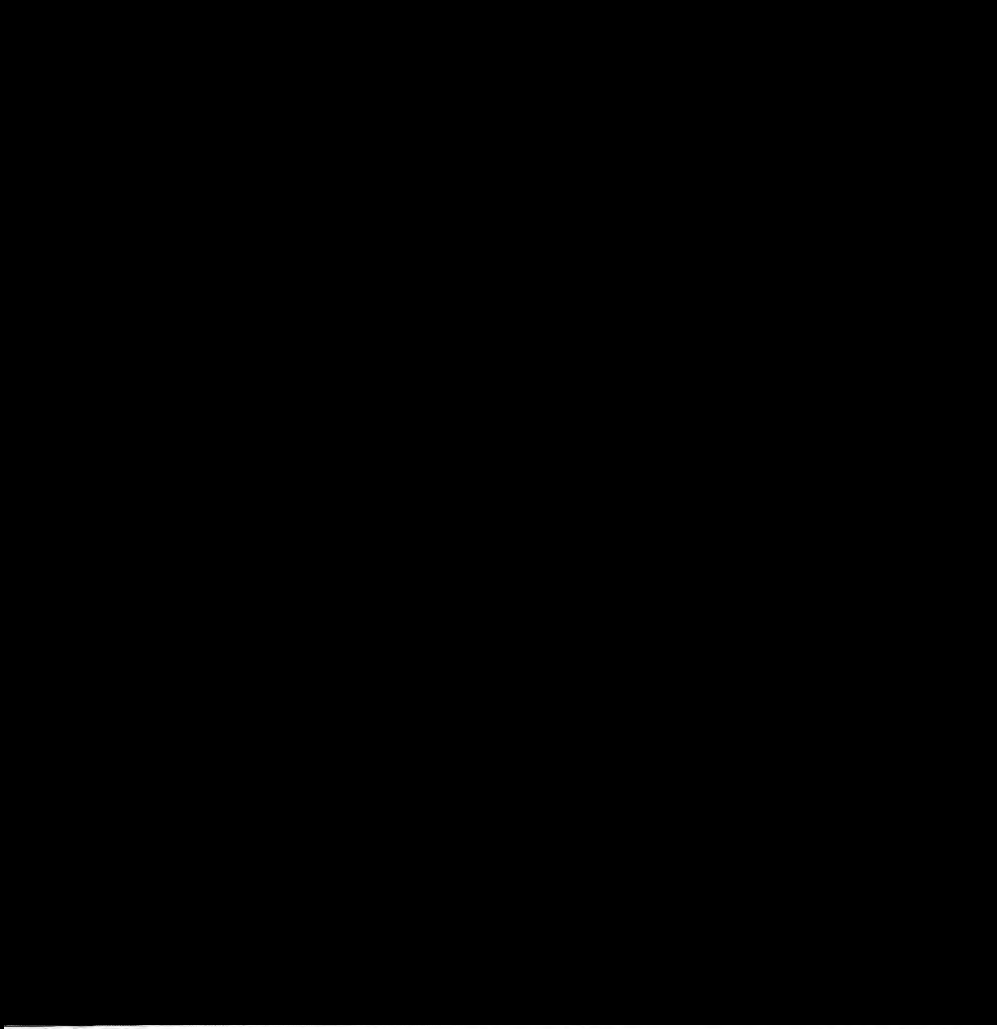
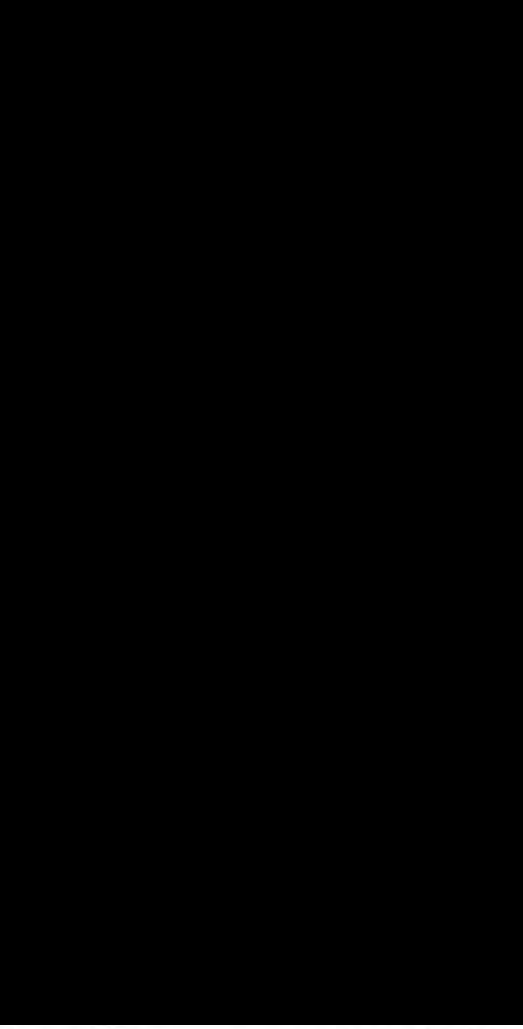
On Thu, Oct 23, 2025 at 9:00 PM Dean Lewis <d13lewis@gmail.com>
wrote:

Hi folks

Will the applicant get a formal denial letter when the signed resolution

Warren Grove Public Meeting
October 15th, 2025

Rezoning of Portion of PID# 248666, Loyalist Road from Agricultural to Commercial for a proposed heavy truck and farm machinery equipment.

Name	Address	Email	Phone #
Colin Hughes			
Merant Arling			
Alan Worth			
Fay Worth			
Karen Stewart			
Alex Stewart			
James Worth			
Charlene Worth			
Kim Prouck			
Marsha Proude			
Don Proude			
HAL ARTHURS			
TEMPLE STEWART			
GAIL STEWART			

Warren Grove Public Meeting
October 15th, 2025

Rezoning of Portion of PID# 248666, Loyalist Road from Agricultural to Commercial for a proposed heavy truck and farm machinery equipment.

Name	Address	Email	Phone #
Donna J. Lister			
Alma Lister			
Rhonda Arthur			
Julie Stewart Ramsay			
Margaret Prouse			
Donna Bernard			
CHRIS PROUSE			
Diane Crozier			
Blair Crozier			
Janet Howes			
Amanda Whelan			

Hughes Equipment Repair

Colin & Kelly Hughes

**Rural Municipality of Warren Grove
Rezoning Application**

A. Contact Information

- Applicant Name: Colin & Kelly Hughes
- Applicant Address: Box 274 Winsloe C1E1Z2
- Applicant email: chughespei@hotmail.ca smithakelly@hotmail.com
- Applicant cell number: 902 388 6373
- Owner's Name: Colin & Kelly Hughes
- Owner's Address: Box 274 Winsloe C1E1Z2
- Owner's email: chughespei@hotmail.ca smithakelly@hotmail.com
- Owner's cell number: 902-388-6373 C 902 393-4394 K
- Owner's signature: Colin Hughes Kelly Hughes

B. Property Information previous PID before purchase Aug 27/25

Property Tax Number: 248666

Civic Address Number: _____

Street Name: Loyalist Road

Property Depth: 165.46 m

Property Width: 121.92 m

Property Acreage: 5 acres

Lot Number (if applicable): 25-1

Present Zone: Single family dwelling

Proposed Zone: commercial/residential

Proposed Use: (describe in detail): residential/commercial property

We would like to build a baradominium and live on one end and a shop(garage) on the other end.

Rationale (please explain the rationale for the request to rezone. Include attachments if necessary.)

The lot is zoned for single family dwelling. It would still be a single family dwelling only my husbands business would be on the far end away from the road. Heavy duty mechanic work.

E. Existing Land Use

a. How is the property currently used? Please check all that apply.

- | | | |
|--|--|---|
| <input type="checkbox"/> Single-unit residential | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Agriculture |
| <input type="checkbox"/> Multi-unit residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Forestry |
| <input type="checkbox"/> Rental accommodations | <input type="checkbox"/> Institutional | <input type="checkbox"/> Other |

Describe the current land use in detail. If the property is used for livestock operation, include type of livestock, the number of animals, and whether there is a manure storage facility.

The land is currently being used as farmland.
There are crops currently planted in the
5 acre field.

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

If there are existing buildings on the property, please describe the present use of each building in detail.

c. What is the physical nature of the land? Please check all that apply

- | | | |
|--|---|---|
| <input type="checkbox"/> Wooded or treed | <input type="checkbox"/> Pasture | <input type="checkbox"/> Along the coast |
| <input type="checkbox"/> Low or swampy | <input type="checkbox"/> Hilly | <input type="checkbox"/> Near a waterbody |
| <input type="checkbox"/> Cultivated | <input checked="" type="checkbox"/> Level or Flat | <input type="checkbox"/> Other |

Describe the physical nature in detail.

Presently being used as farmland. Zoned for single
family dwelling. Treed at the road.

F. Declaration

I, Colin & Kelly Hughes hereby certify that I am

☒ the registered owner of the land
proposed for subdivision

OR

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

and hereby affirm that all statements contained in the within this application are complete and true, and I make this declaration conscientiously believing it to be true.

Registered Owner(s) Signature
(MANDATORY):

Colin Hughes

Date SEPT 2/2005

Kelly Hughes

Date Sept 2/25

Applicant's Signature:

_____ Date _____

NOTE: In order for your Subdivision Application to be given adequate consideration, it may be necessary for the Development Officer to consult with various departments and agencies. The Development Officer may also carry out a site inspection or contact you for any other information considered relevant to this application.

Municipal Use:

Date application received: _____

Permit No. _____

Application complete? ☐ Yes ☐ No

Person who received the fee? (please print) _____

Was a receipt issued? ☐ Yes ☐ No

Receipt No. _____

WELCOME

Warren Grove PUBLIC MEETING

October 15, 2025



Meeting Agenda

- Acting Development officer, Derek French will make a presentation on the proposed change of use request on behalf of the Municipality.
- Applicant (Colin and Kelly Hughes) will make a presentation on behalf of the proposed development.
- Floor will be open for questions and comments.

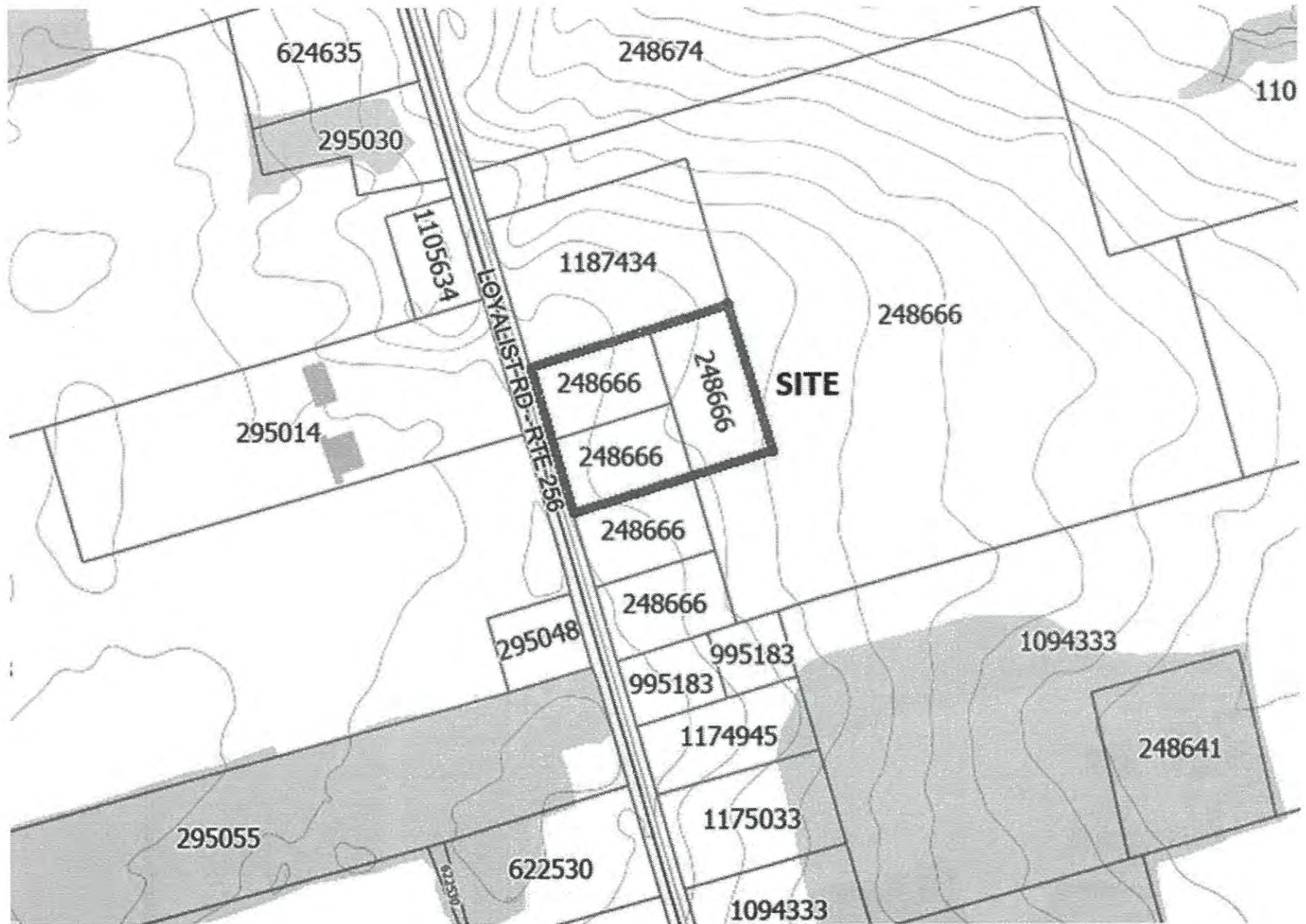
Proposed Change of Use

70

- The purpose of the meeting is to allow residents and other interested persons an opportunity to review and make representation concerning the following change of use(s) to portion of PID# 248666, (5.0 acres), Loyalist Road from agricultural to commercial for a proposed heavy truck and farm machinery equipment repair site.

Subject Site

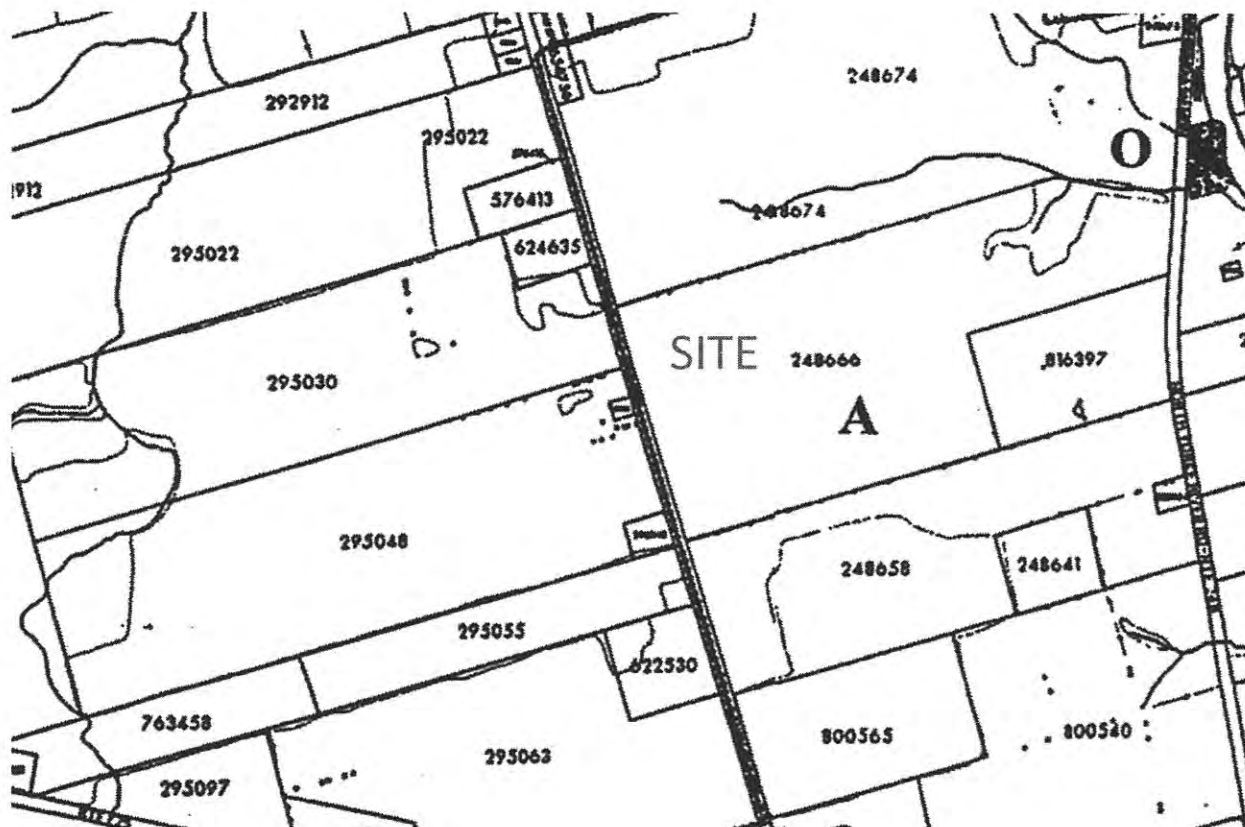
72



Present Zoning Map (2003)

72

COMMUNITY OF WARREN GROVE
PRINCE EDWARD ISLAND, CANADA



SCHEDULE A ZONING MAP



R - RESIDENTIAL



A - AGRICULTURE



C - COMMERCIAL



I - PUBLIC SERVICE
& INSTITUTIONAL



O - RECREATION
& PUBLIC OPEN SPACE

Process of Change of Use

- Applicant requests change of use
- Pursuant to the *Planning Act and the Rural Municipality of Warren Grove's Official Plan and Development Bylaw*, we are holding this public meeting.
- A public meeting was scheduled.

Process of Change of Use

74

Notices

- Letters to surrounding properties (10) to inform about a public meeting date/time.
- Two ads in the Guardian newspaper:
Saturday, October 4th, 2025; &
Wednesday, October 8th, 2025.

Process of Change of Use

75

- These postings shall meet the requirements to notify all property owners within 500 feet of the proposed development.
- Within a minimum of 7 clear days being tonight's meeting.

Process of Change of Use

76

- Hold public meeting. Wednesday, Oct. 15, 2025
- Written comments will be accepted until 4:00pm Friday, Oct. 17th, 2025.
- Council shall review the information and comments and will make a decision at their Monday, October 20th, 2025 monthly meeting.

Process of Change of Use

- If the change of use is granted or denied by Council, the decision may be appealed to IRAC within 21 days.

AGRICULTURAL ZONE (A)

PERMITTED USES

- (1) use permitted in the RESIDENTIAL Zone
- (2) agricultural activities, including farm buildings, structures and livestock operations
- (3) agricultural-related commercial operations
- (4) agricultural-related industrial operations
- (5) accessory buildings or structures to the above.

COMMERCIAL ZONE (C)

PERMITTED USES

- (1) use permitted in the RESIDENTIAL Zone
- (2) retail stores
- (3) business and professional offices
- (4) services and personal service shops
- (5) convenience stores
- (6) delicatessens, restaurants and takeout establishments
- (7) video rental stores
- (8) entertainment facilities
- (9) banking and financial institutions
- (10) lounges and bars
- (11) hotels, motels, and other tourist establishments
- (12) establishments associated with the automotive trade, including service stations, but excepting automobile salvage yards
- (13) accessory uses to the above.

Applicant's details

80

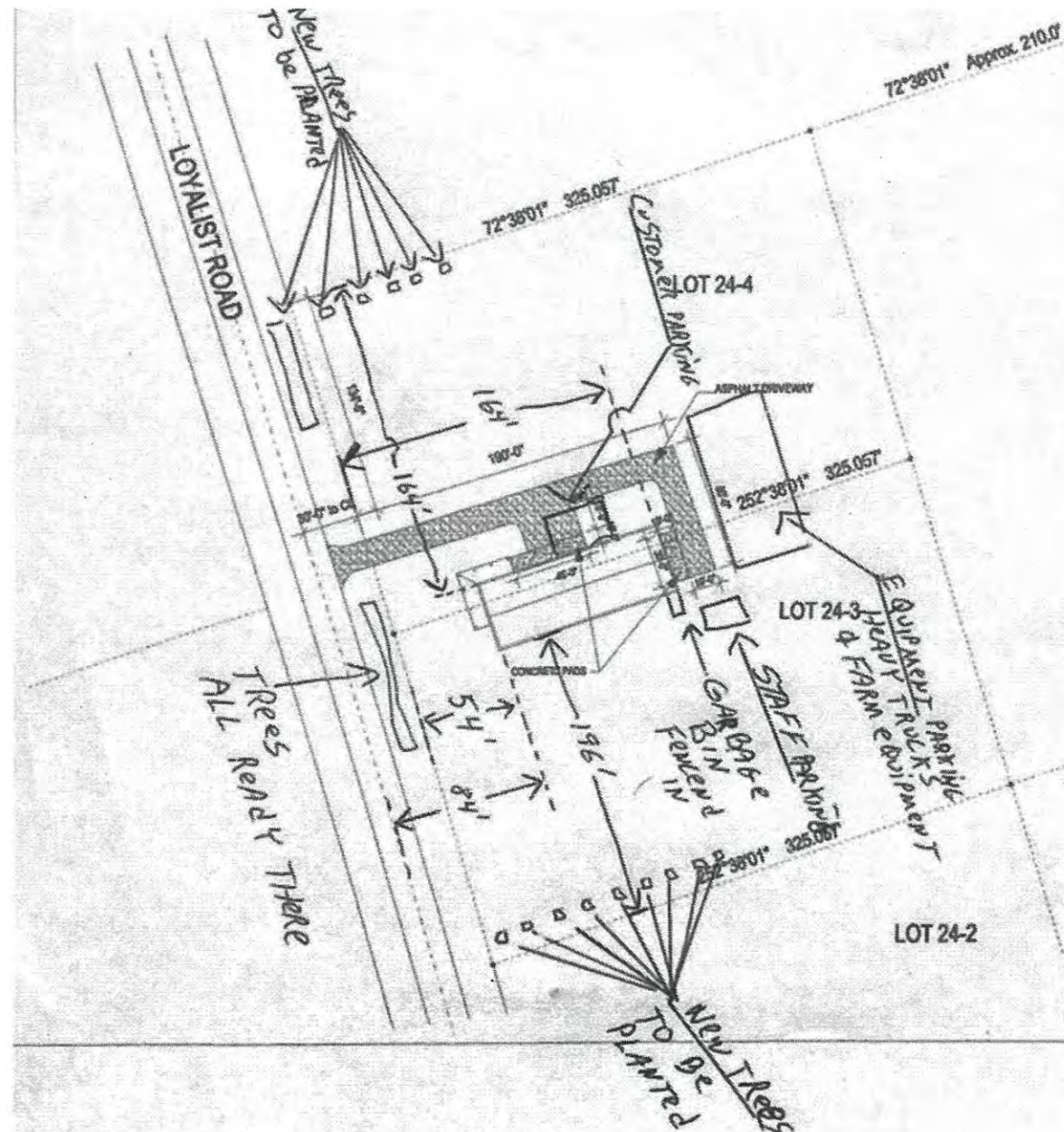


Applicant's details continued

81

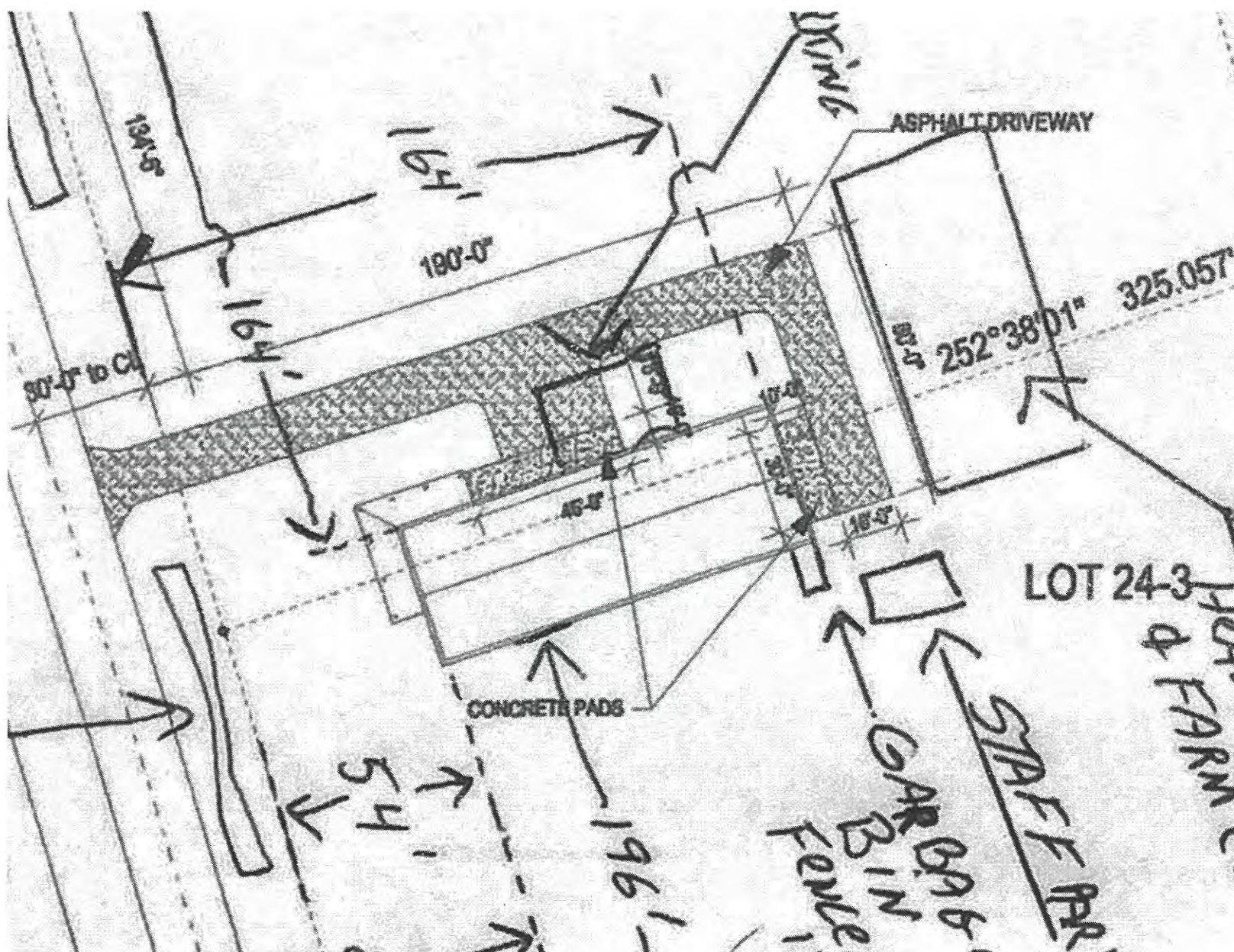
1. Proposing a 110' long by 40' wide building (60' by 40') to be used for repair services and approximately 4,000 sq.ft. of living space.
2. proposing to repair heavy trucks and farm equipment.
3. Starting off just Colin will be working. May increase to 1-3 staff in 5 years.

82



Applicant's details continued

83



Applicant's details continued

84

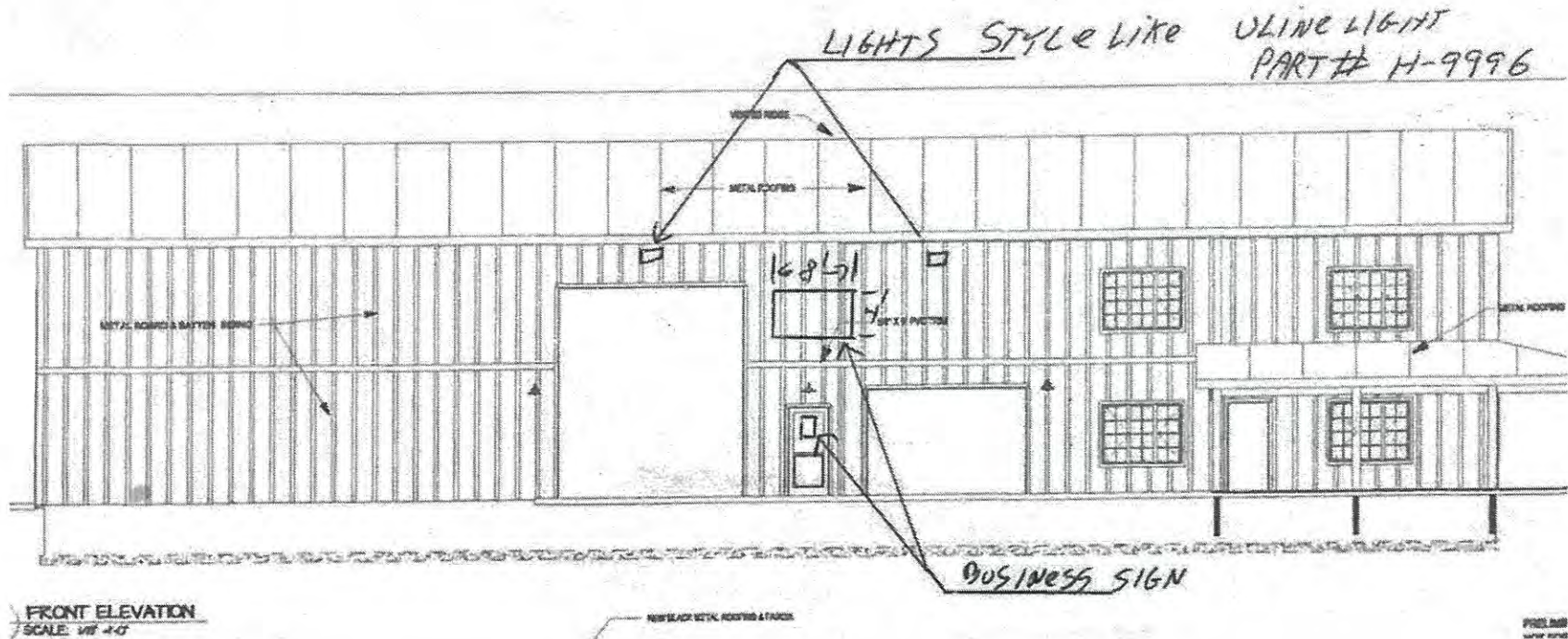
4. Estimate 1-5 clients per day.
5. Hours of operations from 8:00 AM - 5:00 PM, Monday - Friday.
6. Adequate parking for clients, see site plan.
7. Garbage storage will be located at the back of the building.

Developer's details continued

85

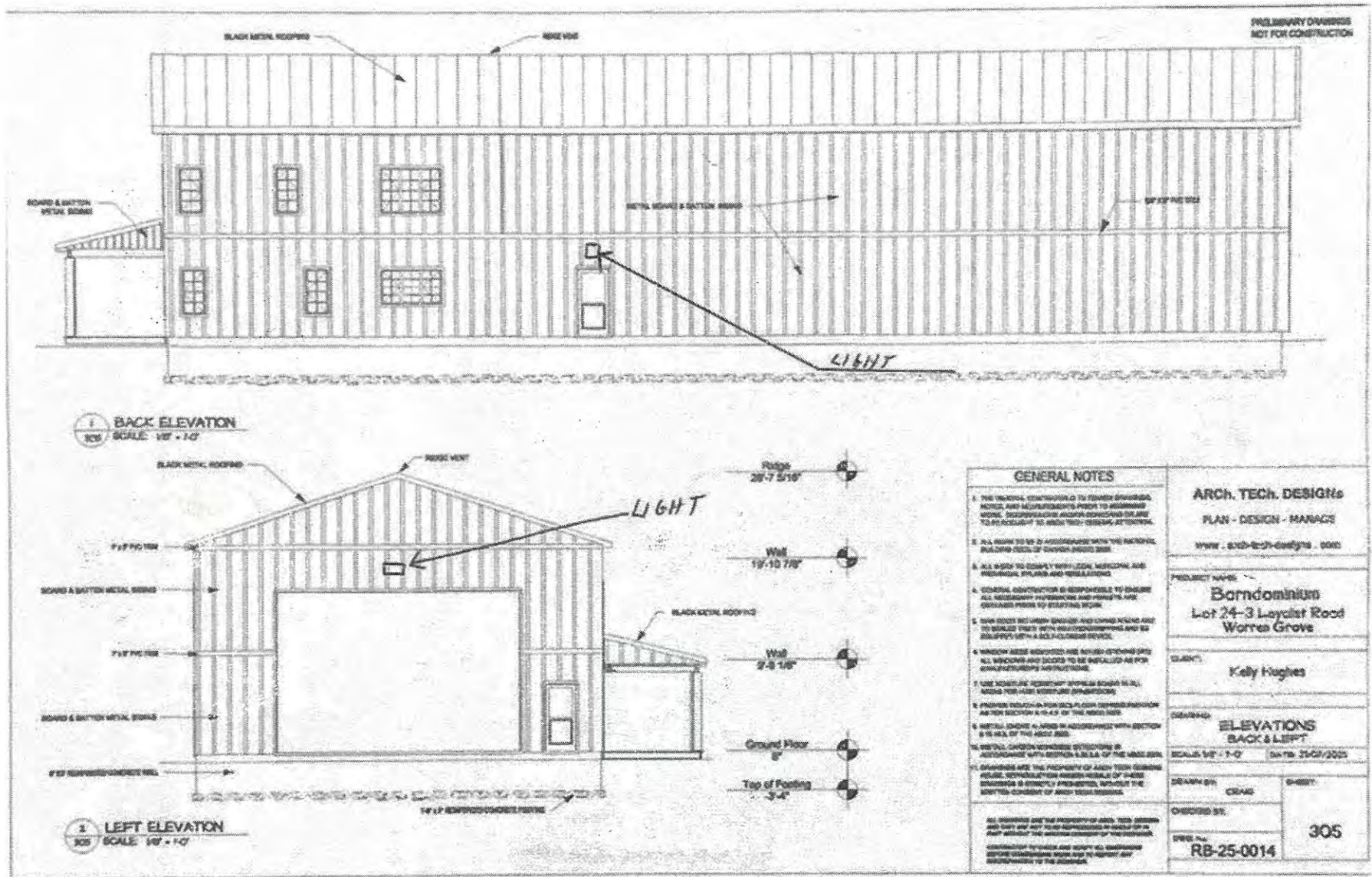
8. 4' by 8' foot sign will be placed on the building.

9. Lights will be Uline H-9996
76 Watts, 7,700 Lumens



Developer's details continued

86



Info for lot 25-1 loyalist road Rezoning

- 1 What type of machinery will be worked on? I will be repairing heavy trucks and farm equipment. Company name Hughes Equipment Repair.
- 2 Number of staff? Starting off it will be just me and 1-3 staff in 5 years.
- 3 Hours of operation? Hours will be 8am -5pm Monday to Friday.
- 4 Show staff parking on site plan? See attached sheet, but right now no staff will be hired for likely a couple of years.
- 5 Show clients parking on site plan? See attached sheet, client equipment will be parked at back of building or in building.
- 6 Add dimensions on site plan from building to Loyalist road and property lines. See attached sheet. Front on building will be 84 feet from center line of road, Back of building will be 194 feet from center of road, north side of building will be 164 feet from property line, south side of building will be 196 feet from property line.
- 7 Show location of the garbage storage area (Fenced in?) on site plan. See attached sheet, it will be at back end of building fenced in if required.
- 8 Show the location of proposed signage on site plan. See attached sheet, Will like to put a 4 foot by 8 foot sign on sign of building above man door to shop and a sign on the window of the man door to shop.
- 9 Describe the type of outdoor lighting. See attached sheet for placement and was thinking on using a light similar to Uline light Part # H-9996 with photocell sensors in them.
- 10 Estimate the number of clients per day. I would say anywhere from 1-5 clients per day.

If you have any other questions please call or email me anytime, or if you want me at any meetings to answer questions just let me know.

Cell 902 388-6373

Email chughespei@hotmail.ca

Colin Hughes

GENERAL NOTES

[illegible]

RECOMMENDING THAT JO SHANNON HOLD HER TITLE WITH AN INDETERMINATE TERM OF TWO YEARS, AND THAT SHE BE RE-EVALUATED FOR THE LONG TERM AFTER THAT PERIOD AND THAT THE BOARD OF ADMINISTRATION HAVE THE AUTHORITY TO RE-EVALUATE HER AFTER TWO YEARS.

ARCH. TECH. DESIGN®
PLAN - DESIGN - MANAGE
www.arch-tech-designs.com

PROTECT NAME

Barndominium
Lot 24-3 Loyalist Road
Warren Grove

.....

Kelly Hughes

DR. A. K. SINGH

SITE PLAN
DRAWING SUB NAME

SCALE 1-5

2-1 - 2000

CONTACT:
800/368-6868

NOT RECORDED

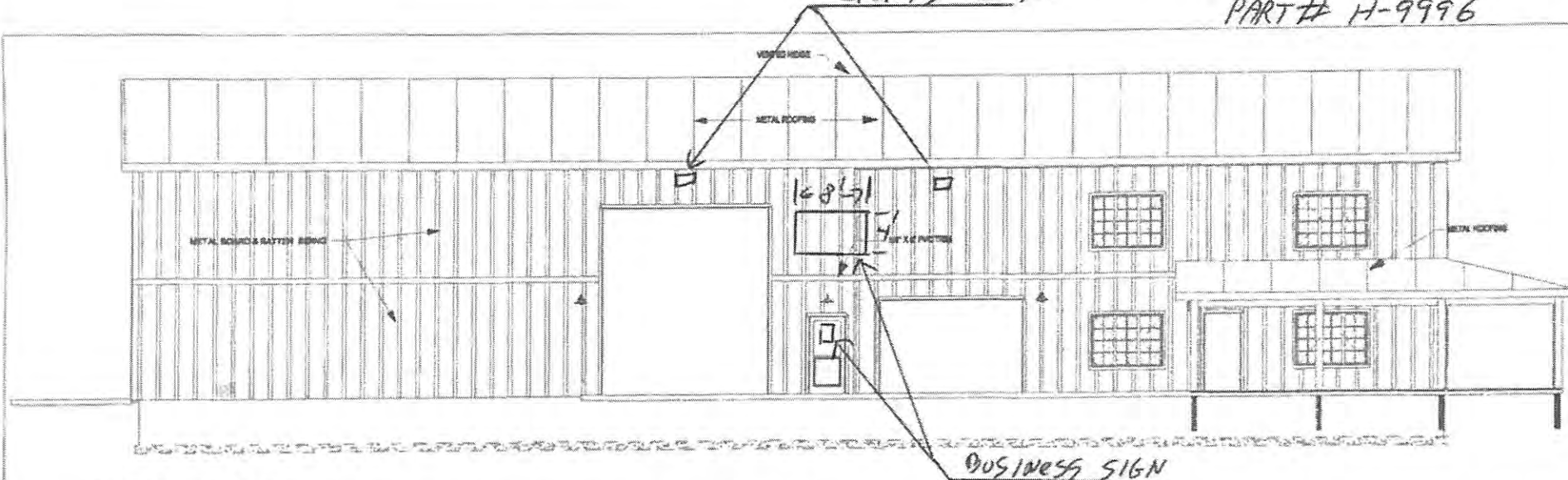
101

This drawing has been completed based on information obtained from the survey prepared by Sandstone Surveying and Engineering, dated December 16, 2024.



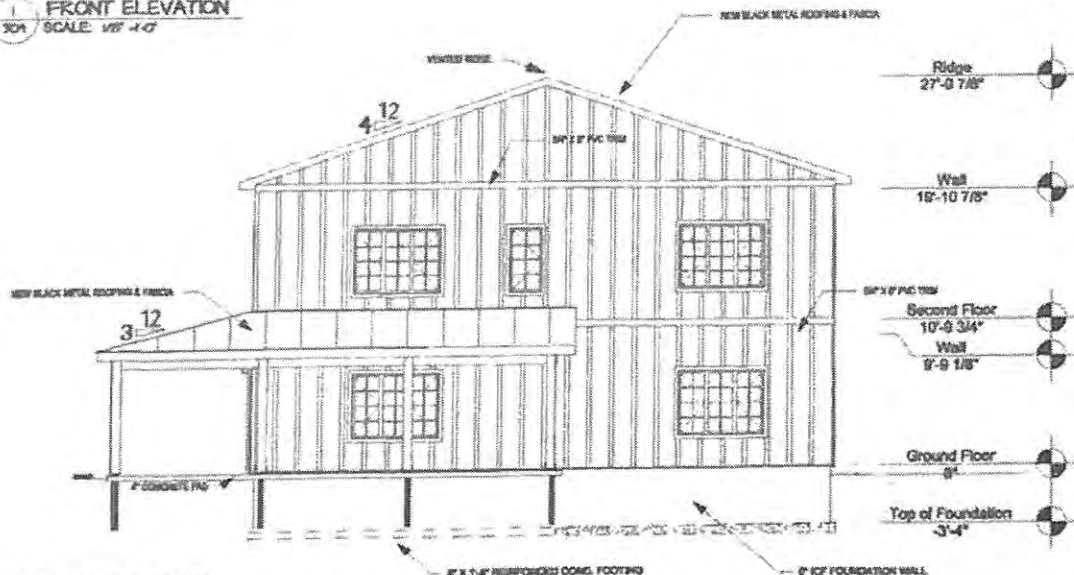
LIGHTS STYLE LIKE ULINE LIGHT
PART# H-9996

69



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS TO REVIEW DIMENSIONS, NOTES AND MEASUREMENTS PRIOR TO BEGINNING WORK. DISCREPANCIES ARE TO BE BROUGHT TO ARCH TECH DESIGNS AT ONCE.
2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) 2010.
3. ALL WORK TO COMPLY WITH LOCAL MUNICIPAL AND PROVINCIAL BYLAWS AND REGULATIONS.
4. GENERAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND PROTECT AREAS OF ADJACENT PROPERTIES FROM TO BEING DAMAGED.
5. BATH TUBS, SINKS, SHOWERS AND LIVING AREAS ARE TO BE INSTALLED WITHIN 10 DAYS OF THE START OF WORK AND BE INSTALLED WITHIN 10 DAYS OF THE START OF WORK.
6. WINDOW REPAIRS, REPAIRS AND REPAIRS ARE TO BE INSTALLED WITHIN 10 DAYS OF THE START OF WORK AND BE INSTALLED WITHIN 10 DAYS OF THE START OF WORK.
7. USE OF PORTLAND CEMENT CONCRETE SHALL BE IN ALL AREAS FOR HIGH MOISTURE RESISTANCE.
8. PROVIDE PROTECTION FOR SECOND FLOOR STRUCTURE AS PER SECTION 8.1.2.3 OF THE NBC CODE.
9. METALLIC REPAIRS SHALL BE IN ACCORDANCE WITH SECTION 8.1.2.3 OF THE NBC CODE.
10. INSTALL CORROSION RESISTANT CONNECTIONS IN ACCORDANCE WITH SECTION 8.1.2.3 OF THE NBC CODE.
11. DIMENSIONS ARE THE PROPERTY OF ARCH TECH DESIGNS. ANY DISCREPANCIES ARE TO BE BROUGHT TO ARCH TECH DESIGNS AT ONCE.

ALL DIMENSIONS ARE THE PROPERTY OF ARCH TECH DESIGNS AND THEY ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ARCH. TECH. DESIGNS

PLAN - DESIGN - MANAGE

WWW.ARCH-TECH-DESIGNS.COM

PROJECT NAME:

Barndominium
Lot 24-3 Loyall Road
Warren Grove

CLIENT:

Kelly Hughes

DRAWING:

ELEVATIONS
FRONT & RIGHT

SCALE: 1/8" = 1'-0"

DATE: 21/07/2025

DRAWN BY:

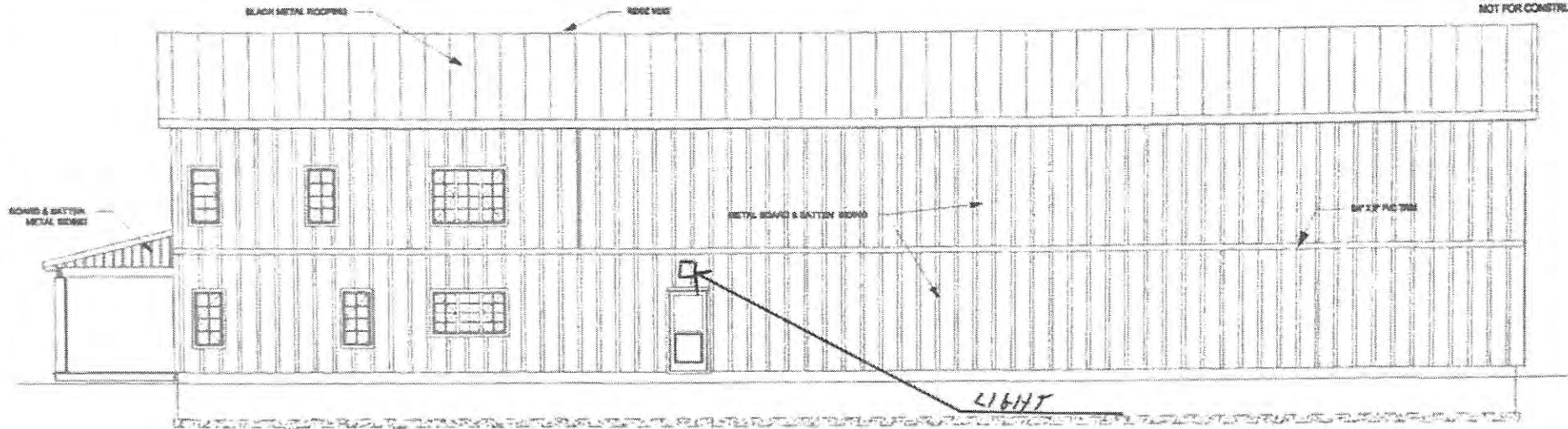
CRAB

CHECKED BY:

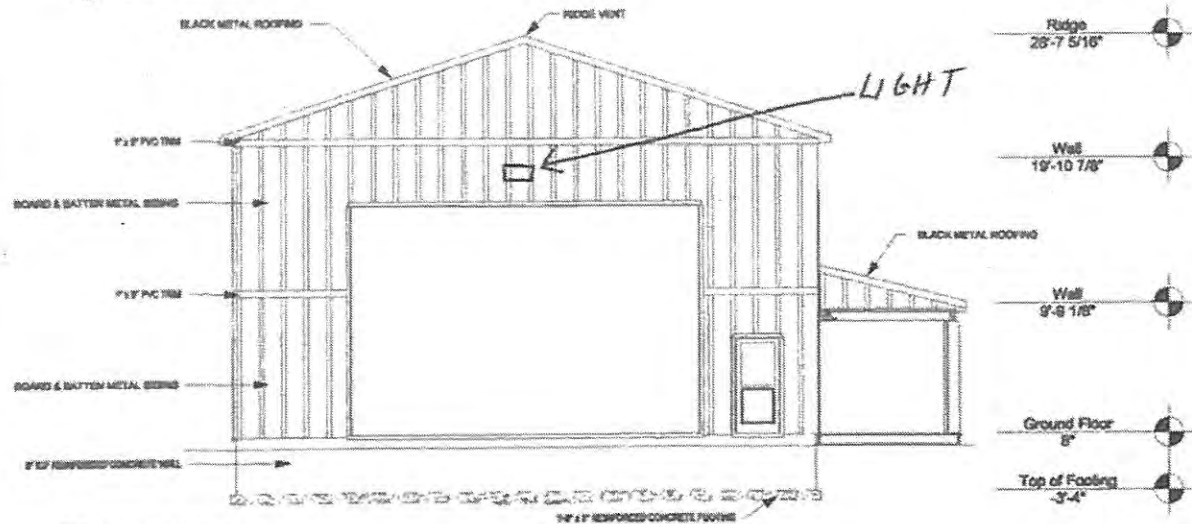
RB-25-0014

305

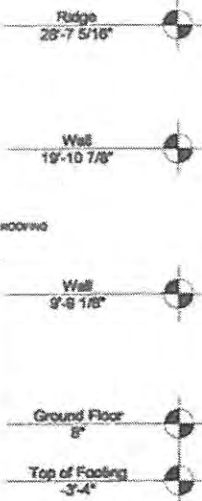
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



1 BACK ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. THE GENERAL CONTRACTOR IS TO REVIEW DRAWINGS, NOTES, AND MEASUREMENTS PRIOR TO BEGINNING WORK. DISCREPANCIES AND/OR OMISSIONS ARE TO BE BROUGHT TO ARCH TECH DESIGN'S ATTENTION.
2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBCC) 2005.
3. ALL WORK TO COMPLY WITH LOCAL MUNICIPAL AND PROVINCIAL BYLAWS AND REGULATIONS.
4. GENERAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING WORK.
5. DOOR LOCK BETWEEN GARAGE AND LIVING AREAS ARE TO BE SEALED TIGHT WITH WEATHERSTRIPPING AND IS EQUIPPED WITH A SELF-CLOSING DEVICE.
6. WINDOW SIZES INDICATED ARE NETS OPENING (NO) ALL WINDOWS AND DOORS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
7. USE MOISTURE RESISTANT EXTERIOR BOARD NAIL ARENA FOR HIGH MOISTURE (WATERPROOFING).
8. PROVIDE DRAINAGE FOR DOWN-PIPE DRAINAGE AS PER SECTION 8.16.4.3 OF THE NBCC 2005.
9. INSTALL SMOKE ALARMS IN ACCORDANCE WITH SECTION 8.16.5.2.3 OF THE NBCC 2005.
10. INSTALL CAVITY WALLS IN ACCORDANCE WITH SECTION 8.16.5.2.3 OF THE NBCC 2005.
11. DRAWINGS ARE THE PROPERTY OF ARCH TECH DESIGN. NO REPRODUCTION OR DISSEMINATION OF THESE DRAWINGS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ARCH TECH DESIGN.
12. ALL DRAWINGS ARE THE PROPERTY OF ARCH TECH DESIGN AND THEY ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ARCH TECH DESIGN.

ARCH. TECH. DESIGN'S

PLAN - DESIGN - MANAGE

www.arch-tech-designs.com

PROJECT NAME

Barndominium
Lot 24-3 Loyalist Road
Warren Grove

CLIENT

Kelly Hughes

DRAWING

ELEVATIONS
BACK & LEFT

SCALE: 1/8" = 1'-0"

DATE: 25/07/2025

DRAWN BY:

CRAG

CHECKED BY:

DRAWN BY:

RB-25-0014

305

----- Forwarded message -----

From: **Laura Stevenson** <stevensonl@live.ca>

Date: Thu, Oct 2, 2025 at 1:27 PM

Subject: Portion of PID no.248666 Loyalist Road Rte 256

To: communityofwarrengrove@gmail.com <communityofwarrengrove@gmail.com>

Good afternoon,

I am writing in regards to the proposed rezoning for the commercial heavy truck and farm machinery equipment and repair site. As the homeowner living directly across the road from the location of the proposed repair site, I have to say, I couldn't be more opposed to this suggestion.

I have lived on this property the past 12 years, my fiancé his whole life. We take pride in the beauty of our area, and the peace and tranquility it provides. We have 4 children living in our home and can't begin to imagine having the constant worry over the traffic of large trucks and farm equipment being right outside our front door and the safety concerns that brings.

We chose to build a family here because of our love for the farm life, and the peace and the quiet the country brings. However, far beyond these concerns comes the concern for my youngest daughter (3) and her overall well being. We are currently in the process of an Autism diagnosis. Loud sounds and unfamiliar people and objects cause very large amounts of anxiety and fear. The loud sounds in particular, result in episodes of screaming, crying and refusal to participate in activities that she would normally enjoy. I am fearful my child will be too afraid to play in her own backyard and that the home that once provided her her greatest comfort, will be the place that causes the most discontent.

I can't begin to imagine the damage that will be caused to her daily functioning with the noise of a heavy equipment mechanic shop outside her window. This will greatly impact her ability to feel safe and secure within her own home, and poses a great safety risk to her physically and mentally.

I ask that you please closely consider the negative impacts a commercial business would have on our beautiful farming area and for those families wanting nothing more than to continue to enjoy a simple, worry free way of living.

Regards,

Laura Stevenson and Chris Larter- 1442/1436 Loyalist Road

Hi there,

My wife Karen and I are the owners of PID 248666 and had sold Colin and Kelly Hughes their 5 acres. We are concerned about the property being rezoned commercial. It was confirmed multiple times to us during the initial survey and during the resurveying process through Derek's office that the property would remain single family residential and from what we understand the buyers were aware of this as well. We were surprised to hear that the notices were going out about the application to rezone after the property sale had gone through. We did not think this was going to become an issue.

After talking with our real estate agent about this we are certain that if the property in question is rezoned commercial that it will make our remaining two parcels of land worth less and much harder to sell with a commercial business next door. We are currently in talks with a potential buyer about one of these properties and could potentially lose this sale if it is rezoned.

Thank you for your time.

Karen & Alex

To Whom It May Concern; October 16, 2025

Rural Municipality of Warren Grove, 7 Mill Road, Warren Grove, PEI, Canada COA 1H5

— Concerning the application to rezone PID No. 1187434 (5.0 acres), Loyalist Road - RTE 256 from agricultural to commercial for a proposed heavy truck and farm machinery equipment repair site.

It is our opinion that having a "heavy truck and farm machinery" repair business in the immediate area (Loyalist Road) will present significant concerns ranging from noise and environmental hazards to traffic and property value impacts. These issues can create a chronic nuisance and reduce the quality of life.

I (Hal) know from first hand experience (many years performing aircraft maintenance) that repair work releases fumes from gasoline, diesel, and many other chemicals. Engine and heavy equipment cleaning processes also contribute to poor air quality, which can have adverse health effects over time.

Vehicle fluids like oil, grease, antifreeze, and paint may not be properly contained or disposed of, potentially contaminating surrounding properties and groundwater. This is a major environmental and health concern. Working with large/heavy equipment generates significant amounts of dust, metal filings, and other airborne particles, which can affect property and respiratory health of both humans and the grazing animals in the vicinity.

Heavy equipment repair involves grinding, welding, engine testing, and the loud noise of large machinery, which can happen throughout the day and be extremely disruptive. In addition to this, delivery and pick-up of immobile equipment involving large equipment (trucks/tractors) making noise most likely can and will occur early in the morning or late at night outside of the regular posted working hours. Work areas that operate at night may have powerful, unshielded lights, disrupting sleep and privacy. This would create an unwanted interruption for sleeping children and adults.

The business will likely generate a steady stream of "heavy truck and farm machinery" and customer vehicles, increasing traffic on the road causing damage to the road surface, leading to cracks and potholes. Large, heavy vehicles and towed equipment could frequently block the street as well as neighbouring driveways, making it difficult for normal traffic to come and go. This can and will create safety hazards for pedestrians and children.

The storing of damaged, junked or discarded/scraped equipment will be unsightly and will detract from the neighbourhood's aesthetic appeal. Trees will not be an acceptable barrier.

The combination of noise, traffic, and environmental concerns (such as rodents) will make the area less desirable to potential buyers, negatively impacting the market value of existing and future properties.

In conclusion, rezoning to commercial will open the doors for future changes in the use of the property as per your own list of permitted commercial endeavours.

We realize that we reside in Hampshire not in Warren Grove, however, we and our family are impacted by this use of property.

It is our opinion that a "heavy truck and farm machinery" repair shop is fundamentally a commercial operation that is not compatible with a quiet, peaceful residential environment.

Thank you for your time concerning this matter.

Sincerely;

Hal & Rhoda Arthurs. 1388 Loyalist Rd. Rte 256, Hampshire, PEI, COA 1Y0.

(902) 388-8821





Warren Grove <communityofwarrengrove@gmail.com>

Rezoning of PID 1187434 from agricultural to commercial

2 messages

Hallett Arthurs <halarthurs@gmail.com>
 Reply-To: Hal Arthurs <halarthurs@gmail.com>
 To: communityofwarrengrove@gmail.com

Thu, Oct 16, 2025 at 9:59 PM

To Whom It May Concern; October 16, 2025

Rural Municipality of Warren Grove, 7 Mill Road, Warren Grove, PEI, Canada COA 1H5

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Thank you for your time concerning this matter.

Sincerely;

Hal & Rhoda Arthurs. 1388 Loyalist Rd. Rte 256, Hampshire, PEI, C0A 1Y0.

(902) 388-8821

94

Charlotte and James Worth
1476 Loyalist Rd
Hampshire, PE C0A 1Y0
worthjg01@gmail.com
902-393-4753
September 24, 2025

TO:

Rural Municipality of Warren Grove
7 Mill Rd
Warren Grove, PE C0A 1H5

SUBJECT: Opposition to Rezoning PID 248666 Loyalist Rd

Dear Rural Municipality of Warren Grove,

We are writing to formally express our strong opposition to the proposed rezoning of the property at PID 248666 Loyalist Rd which is currently zoned Agriculture and proposed to be rezoned Commercial.

As residents of Hampshire, your neighbouring community we have serious concerns about the negative impacts this rezoning would have on our area. Rezoning this property to Commercial for a Heavy Truck and Farm Machinery Repair Site is incompatible with the surrounding Community which is all zoned Residential and Agricultural.

Our primary concerns include:

1. Traffic and Safety - The immediate surrounding area of this property houses many young families. This is a quiet road that many people use to walk and bike, and a Heavy Truck Repair site will bring an increase of large vehicles to our road.
2. Noise and Environmental Impact - Changing the zoning from Agricultural to Commercial will increase noise, light, and air pollution. Extended business hours and increased emissions will negatively affect the quality of life for nearby residents.
3. Loss of Agricultural Land - The property in question has historically been used for farming and contributes to local food production. Rezoning this land sets a precedent for further loss of farmland in our area.

4. Community Character - Approving this rezoning threatens the quiet and country living of Loyalist Rd. Residents enjoy this area for its quiet and neighbourhood feel that they have worked hard to preserve for many decades. The proposed rezoning does not align with the existing character of the surrounding area, and a commercial development here would disrupt the established community environment.

5. Precedent for Future Development - Approval of this Commercial Business would open the door for future Commercial activity in our rural community. There are existing locations that are in Commercial zones that would be more appropriate for a business of this type.

The current zoning was put in place for good reason and reflects the community's priorities. Altering it to serve a private business would undermine those efforts and compromise the well-being of residents.

For these reasons we respectfully urge the Rural Municipality of Warren Grove to prioritize the long-term interests of existing residents by denying this rezoning application. Development should align with the existing character and infrastructure of the area and remain Residential and Agricultural.

Thank you for your consideration,

Charlotte and James Worth

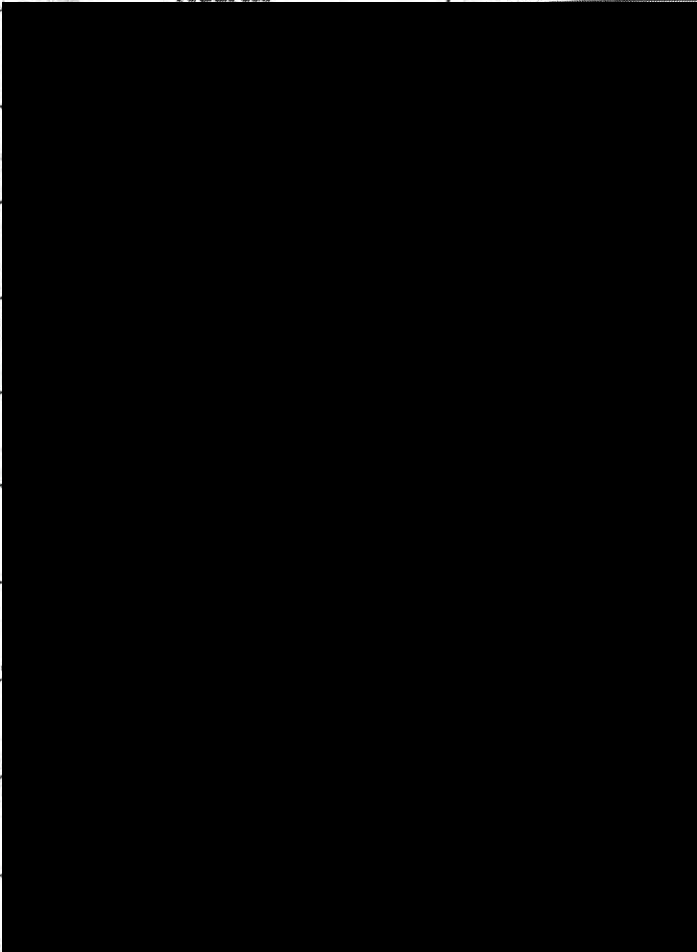
Petition

As residents of Loyalist Road, we oppose the rezoning of PID 248666 from Agricultural to Commercial Use.

Name	Address	Phone Number
<i>Amelia Stewart</i>	1508 Loyalist Rd	902-628-7811
<i>Gail Stewart</i>	1508 Loyalist Rd.	902-628-7057
<i>Travis Ogleman</i>	1352 Loyalist Road	902-393-1684
<i>Charlotte Worth</i>	1476 Loyalist Rd	902-626-8627
<i>James Worth</i>	1476 Loyalist Rd	902-393-7953
<i>Fay Worth</i>	1472 Loyalist Rd	902-393-6680
<i>Alan Worth</i>	1472 Loyalist Rd	902-393-7769
<i>Eric + Karen Stewart</i>	2445 West York River owner of other property Road for sale on Loyalist	902-314-7274
<i>Donald Zait</i>	1428 Loyalist	902-626-8339
<i>Alan Zait</i>	7111	902-314-3880

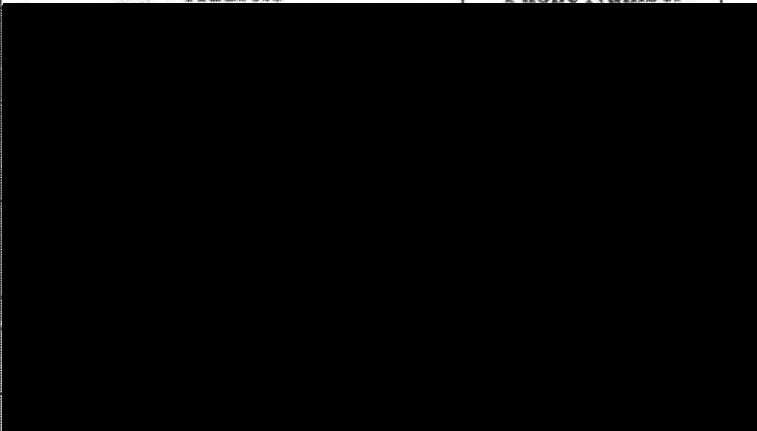
Petition

As residents of Loyalist Road, we oppose the rezoning of PID 248666 from Agricultural to Commercial Use.

Name	Address	Phone Number
Donna Larter		
Leighton Larter		
Tylisha Larter		
Kristen Larter		
Chris Larter		
Laura Stevenson		
Ryan Deagle		
Laura Deagle		
Julia Ramsay		

Petition

As residents of Loyalist Road, we oppose the rezoning of PID 248666 from Agricultural to Commercial Use.


Name	Address	Phone Number
HALLETT ARTHURS		
Rhoda Arthurs		
Amanda Wakeham		
Steph Wakeham		

Petition

As residents of Loyalist Road, we oppose the rezoning of PID 248666 from Agricultural to Commercial Use.



Name		
Chris Prouse		
Margaret Prouse		











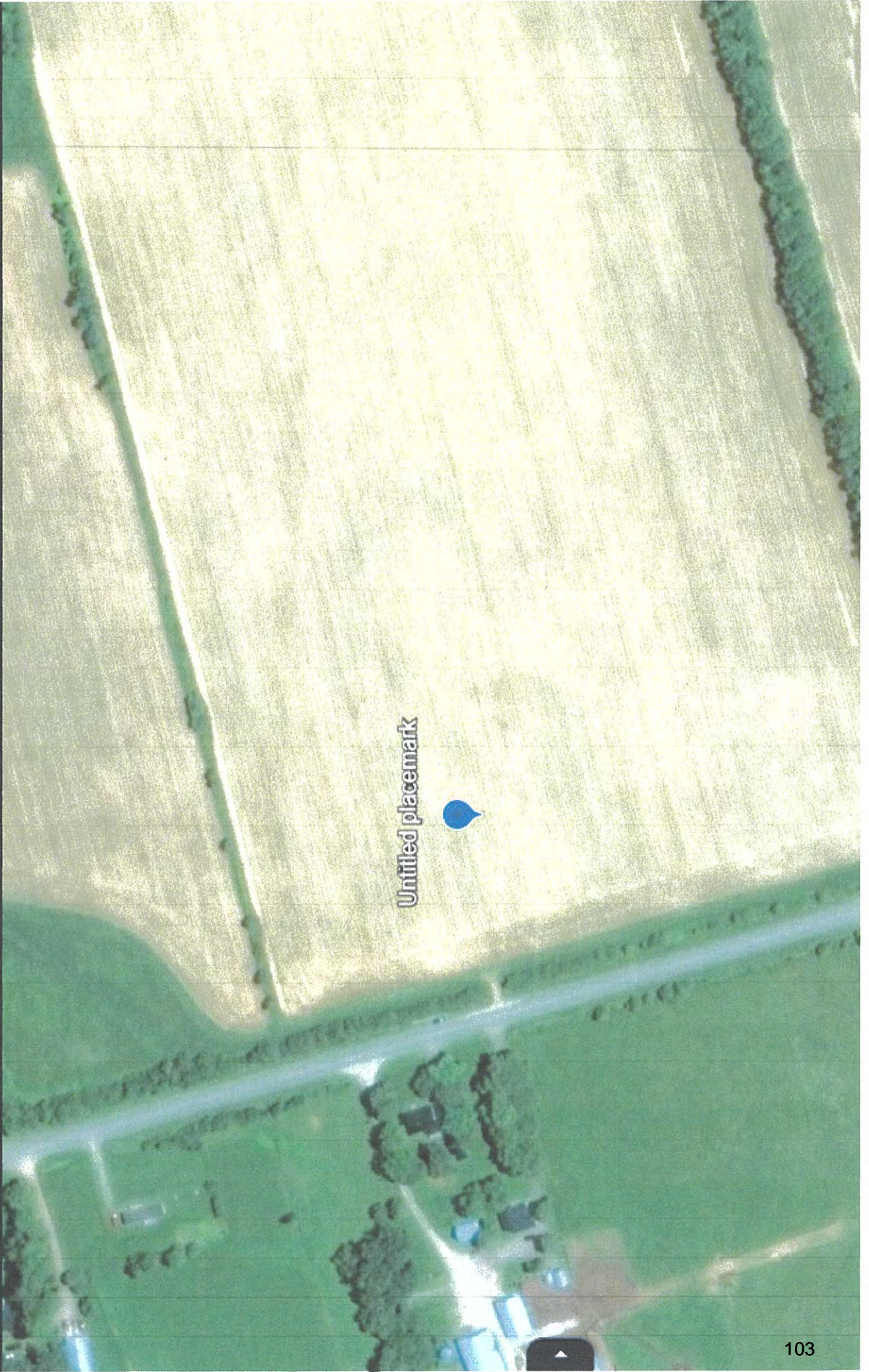
2445 N YORK Riv Rd - Rte 248, W

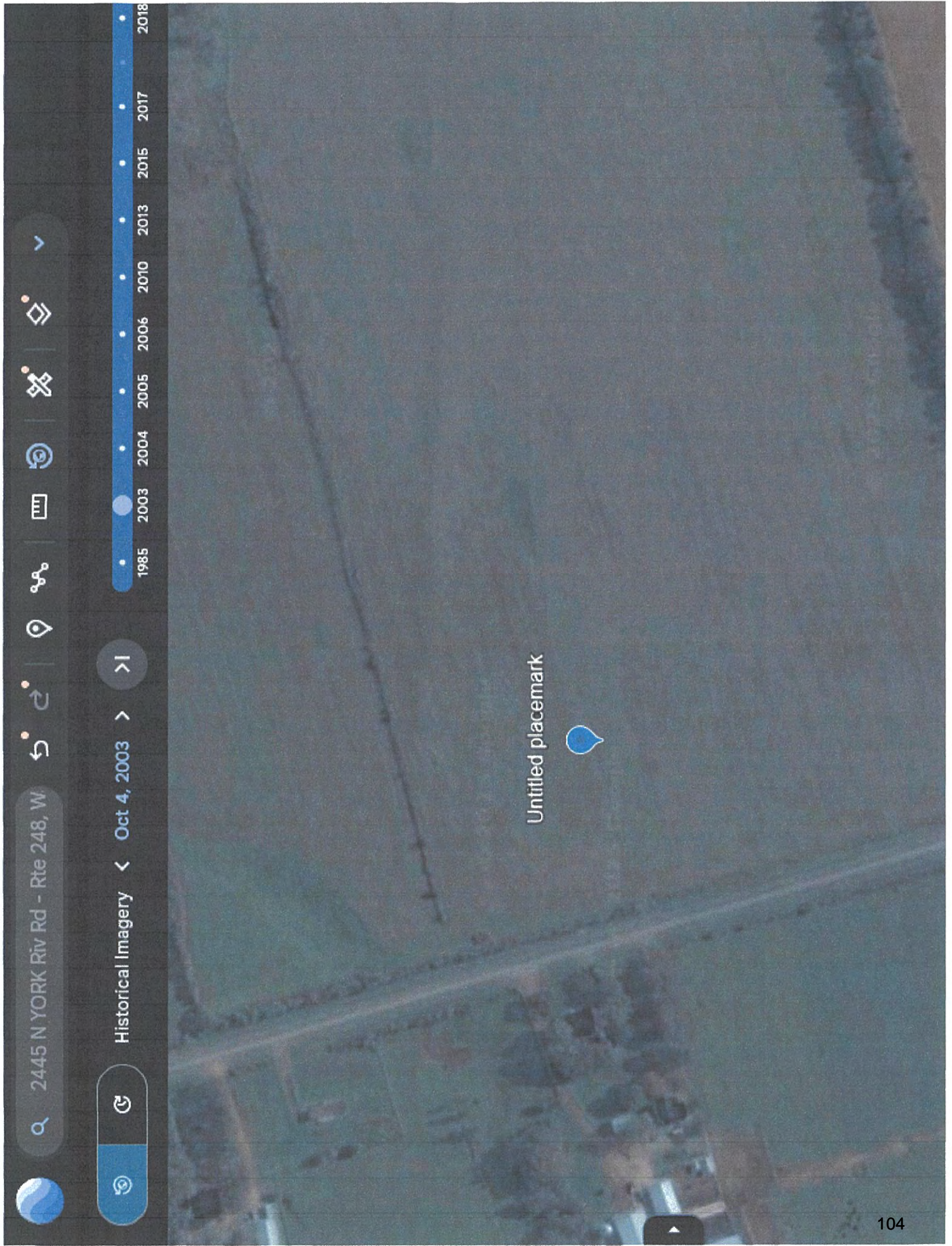
Historical Imagery < Jul 12, 2013 >

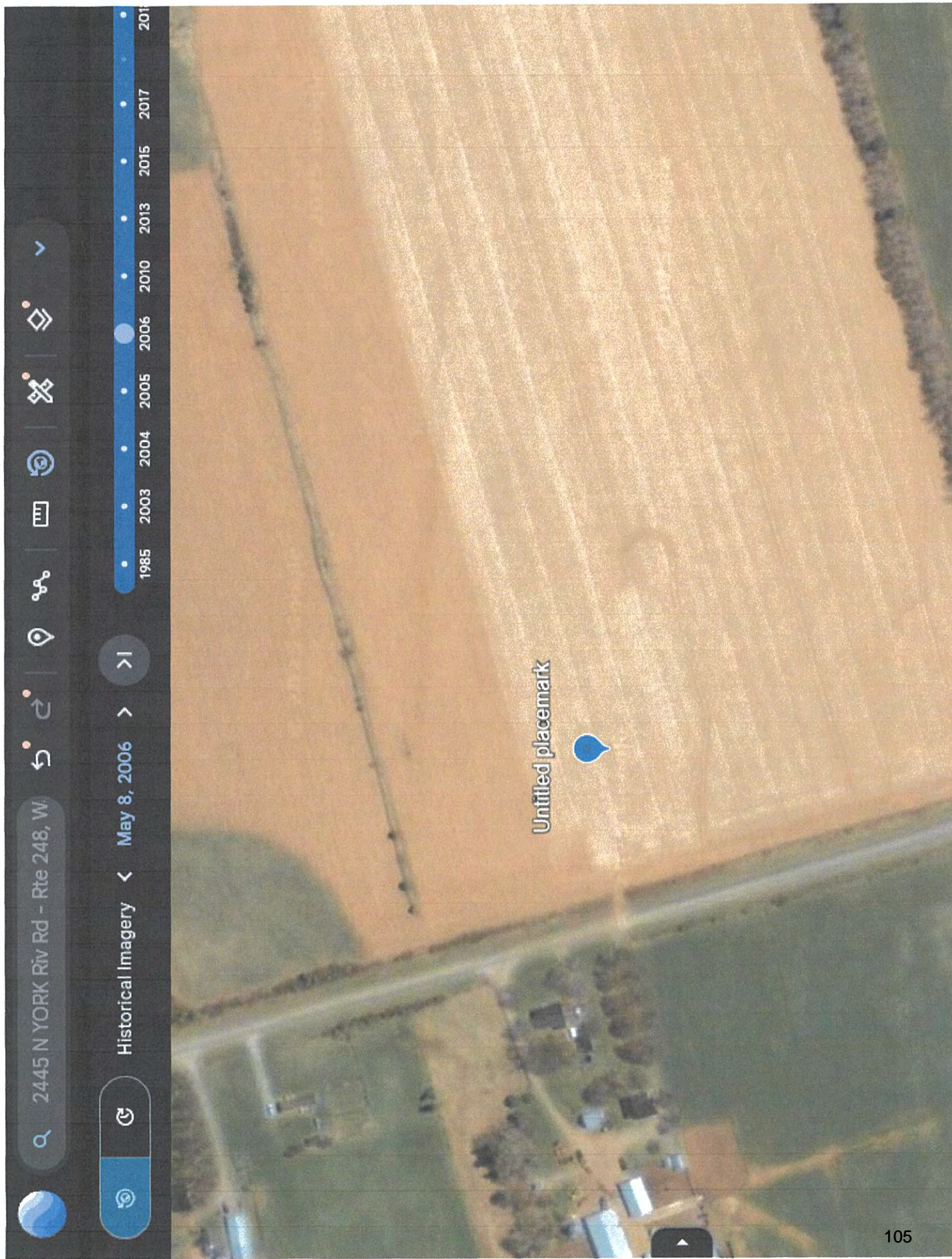




1985 2003 2004 2005 2006 2010 2013 2015 2017 2018









HARVEST 2025



HARVEST 2025



HARVEST 2025



HARVEST 2025

- (b) duplex dwelling use; or
- (c) multiple unit dwelling use or a mobile home park where
 - (i) central sewerage service provided by a municipal sewerage utility or central water service provided by a municipal water utility, or both, are available, and
 - (ii) an irrevocable agreement has been signed between the developer and the municipal sewerage or water utility to provide central sewerage service or central water service, or both, if available, to the lot or mobile home park.

Clarification

- (4.02) For greater certainty, the same parcel of land may be subdivided for the purposes of either subsection (4) or (4.01), but not both.

Non-resource commercial or industrial

- (4.1) A parcel may be subdivided for a non-resource related commercial or industrial use where
- (a) the subdivided land is to encompass or contain an existing commercial use, or be appended to or consolidated with land that was approved for a non-resource related commercial or industrial use by the Minister prior to October 12, 2019;
 - (b) in the opinion of the Minister, that use has not been discontinued or abandoned; and
 - (c) the proposed expansion does not violate the intent and purpose of these regulations, with particular regard for sections 3 and 13.

Exception

- (5) Notwithstanding clause (4.01)(a), where the intended residential use is single-unit dwelling use, subdivisions of more than one lot per parcel of land, may be approved in the following situations:
- (a) where the requirements of clause (4.01)(a) are insufficient to permit the owner of a parcel to provide lots for the children of that owner, and
 - (i) the owner files, with an application to subdivide the parcel, a statutory declaration that the owner will convey the lots only to the owner's children and only for the use as a single-unit dwelling,
 - (ii) no child of the owner will receive more than one lot,
 - (iii) the total number of lots that may be subdivided from all of the parcels owned by an owner pursuant to this subsection is equal to or less than the number of children of that owner at the time of the application, and
 - (iv) revoked by EC166/08)
 - (v) a lot intended for a child of the owner of a parcel of land shall not be given final approval and shall not be conveyed until the child has received a development permit approval for the lot and has submitted a statutory declaration declaring that the child intends to build a residence on the lot for the child's own use;
 - (b) where one lot is required in addition to those permitted by clause (a) or (4)(a) in order to accommodate an existing farm dwelling, and the dwelling on the lot is to be served by the existing farm dwelling access;
 - (c) where central sewerage service provided by a municipal sewerage utility or central water service provided by a municipal water utility is available or both are available, and an irrevocable agreement has been signed between the developer and the municipal sewerage or water utility to provide central sewerage service or central

resource development	- no limit
residential: on-site sewerage system central water and sewerage system	- 1 lot per existing parcel of land; - no limit, provided an irrevocable agreement has been signed between the developer and the Community of Borden-Carleton to provide central waste treatment and water supply service to the approved subdivision from the municipal utility prior to the conveyance of any lot from the subdivision.
rural industrial: resource-based other	- no limit; - 1 lot per existing parcel of land.
rural commercial: resource-based other	- 1 lot per existing parcel of land; - 1 lot per existing parcel of land to a maximum of 1 acre in size.
public service and institutional	- 1 lot per existing parcel of land
recreational	- 1 lot per existing parcel of land
Notes: 1. Notwithstanding Table 11, the total number of lots for residential (on-site sewerage), rural industrial (other), rural commercial (resource-based), rural commercial (other), public service and institutional, and recreational shall not exceed one. 2. The requirements of Table 11 do not apply to approved subdivisions or development permits granted prior to September 7, 1996.	

PEI 1 properties

- (12) Those properties, or portions thereof, identified in Appendix A, Map No. 7 as PEI 1
- (a) are designated for future residential, retail commercial and commercial service purposes; and
 - (b) shall be within the exclusive jurisdiction of the Minister.

PEI 3 properties

- (13) Those properties, or portions thereof, identified in Appendix A, Map No. 7 as PEI 3
- (a) are designated for future commercial and light industrial purposes; and
 - (b) shall be within the exclusive jurisdiction of the Minister. (EC693/00)

D - STRATFORD REGION, CHARLOTTETOWN REGION, CORNWALL REGION AND SUMMERSIDE REGION

SPECIAL PLANNING AREAS

63. Special Planning Areas

- (1) The July 9, 1994 designation of the following areas as special planning areas is continued:
- (a) the area adjacent to the Town of Stratford as shown in Appendix A, Map No. 8;
 - (b) the area adjacent to the City of Charlottetown as shown in Appendix A, Map No. 9;
 - (c) the area adjacent to the Town of Cornwall as shown in Appendix A, Map No. 10;
 - (d) the area adjacent to the City of Summerside as shown in Appendix A, Map No. 11.

Application of section

- (2) In addition to all other relevant conditions and requirements contained in these regulations, the provisions of this section apply within the Stratford Region Special Planning Area, the Charlottetown Area Special Planning Area, the Cornwall Region Special Planning Area and the Summerside Region Special Planning Area.

Objectives

- (3) The specific objectives for development within the Stratford Region Special Planning Area, the Charlottetown Region Special Planning Area, the Cornwall Region Special Planning Area, and the Summerside Region Special Planning Area are
- (a) to minimize the extent to which unserved residential, commercial and industrial development may occur;
 - (b) to sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and
 - (c) to minimize the potential for conflicts between resource uses and urban residential, commercial and industrial uses.

Definition

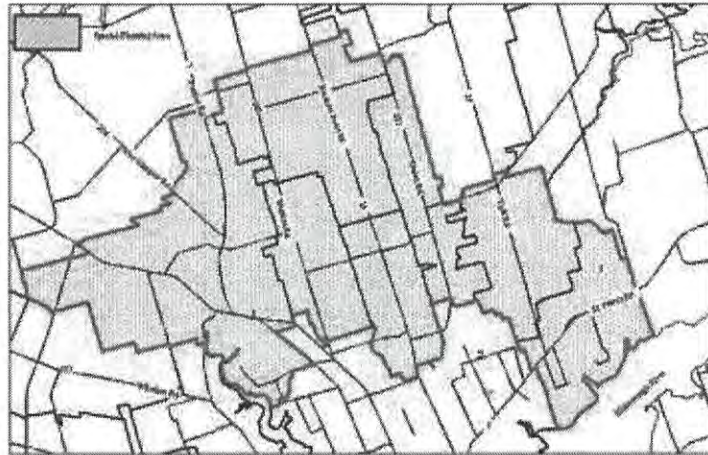
- (3.1) In this section,
- (a) **“existing parcel”** means a parcel of land that existed on July 9, 1994;
 - (b) **“golf course development”** means a development comprising
 - (i) an area of land designed for the playing of the game of golf, with a series of 9 or 18 holes, each including tee, fairway and putting green and one or more natural hazards, that may also include, but is not limited to, a main golf club building, ancillary buildings and structures, infrastructure and related services, equipment and signage used to assist with the operation and maintenance of the golf course, and
 - (ii) a residential development component;
 - (c) **“residential development component”** means a residential development comprising no more than five lots per parcel approved under subsection (5.03) exclusively for single-family dwelling use in direct association with a golf course.

Approval of one lot per parcel

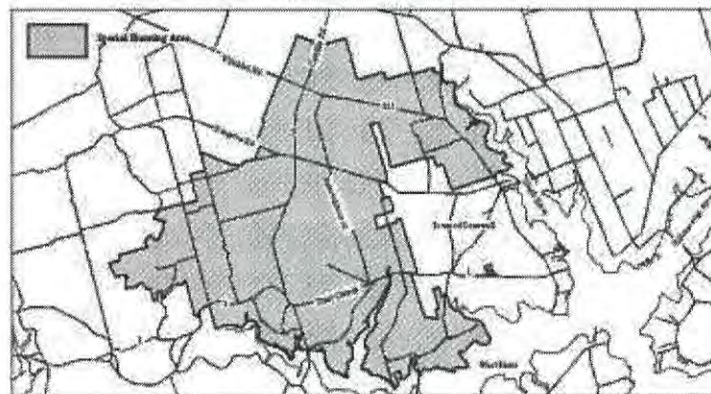
- (4) An existing parcel of land may, on approval, be subdivided into not more than one lot for each of the following purposes:
- (a) residential use, which may include the following:
 - (i) single family dwelling use,
 - (ii) duplex dwelling use,
 - (iii) summer cottage use, or
 - (iv) multiple unit dwelling use or mobile home park where
 - (A) central sewerage service provided by a municipal sewerage utility or central water service provided by a municipal water utility is available or both are available; and
 - (B) an irrevocable agreement has been signed between the developer and the municipal sewerage or water utility to provide central sewerage service or central water service or both if available to the lot or mobile home park;



APPENDIX A
MAP #9 - CHARLOTTETOWN REGION SPECIAL PLANNING AREA



APPENDIX A
Map #10 - CORNWALL REGION SPECIAL PLANNING AREA



affected by the agreement, any covenants made pursuant to that agreement between the developer and the owners of land within the subdivision and expressed to run with the land shall run with the land and be binding upon any subsequent owner thereof notwithstanding that such covenant is positive in nature.

Agreements run with land

- (3.1) A subdivision agreement, development charge agreement or development agreement between a developer and any other party and a council, or between a developer and any other party and the Minister, or a multipartite agreement involving developers, other parties, councils and the Minister, shall be registered in the office of the Registrar of Deeds for the county in which the land is situated, and a party to the agreement may enforce the provisions of the agreement against any other party to the agreement and against any or all subsequent owners or tenants of the land to which it applies.

Registration in registry office

- (4) Subsection (3) is of no effect unless and until the agreement referred to therein between the Minister and the developer and the covenants between the developer and the owners are registered in the office of the Registrar of Deeds for the county in which the land is situated.

Prohibitions

- (5) For the avoidance of doubt it is declared that the power to make regulations with respect to any activity or development pursuant to subsection (1) includes power to prohibit that activity or development.

Cancellation of land identification agreement

- (6) Where real property has been identified pursuant to the regulations made under clause (1)(p), the land identification agreement may be altered or cancelled only
- (a) by a majority vote of the Commission; and
 - (b) with the consent in writing of the current owner. *1988, c.4, s.8; 1991, c.30, s.1 {eff.} May 16/91; 1991, c.18, s.22 {eff.} Nov. 4/91; 1995, c.29, s.3 {eff.} Oct. 14/95; 2005, c.46, s.1; 2006, c.16, s.63(9.3); 2017, c.10, s.1(4); 2017, c.17, s.82 2017, c.61, s.35(3).*

8.1 Regulations, special planning areas

The Lieutenant Governor in Council may make regulations with respect to special planning areas and, in particular

- (a) establishing the special planning areas;
- (b) prescribing their geographical boundaries;
- (c) defining the objectives, purpose and function of the special planning areas;
- (d) regulating development in special planning areas;
- (e) superseding or suspending the application of the bylaws of a municipality or any part of such bylaws within a special planning area and substituting therefor regulations under this Act. *1991, c.30, s.2 {eff.} May 16/91; 1994, c.46, s.2 {eff.} July. 14/94.*

COMMUNITY OF WARREN GROVE

2003 ZONING & SUBDIVISION CONTROL BYLAWS

**Warren Grove Community Council
Warren Grove Planning Board**

Plan Action

Specific areas within the Community will be zoned as Agricultural (A) under the Community's Zoning and Subdivision Control Bylaws. Regulations governing land use and development in the Agriculture (A) Zone will also be established in the Bylaws.

Mobile/Mini Homes on Agricultural Lands Policy

It shall be Council's policy that only one mobile/mini home shall be permitted as an accessory use on a parcel of land developed for agricultural purposes.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for mobile/mini homes as accessory uses on a parcel of land developed for agricultural purposes.

Intensive Livestock Operation Evaluation Policy

It shall be Council's policy that new intensive livestock operations will be permitted within the Community, and existing livestock operations will be permitted to intensify, provided such operations conform with the Province's policies and guidelines respecting such operations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and establish specific regulations governing intensive livestock operations within the Community.

Agricultural to Forestry Conversion Policy

It shall be Council's policy that any land not used for agricultural purposes in the Community may be converted to forestry uses provided such conversion is undertaken through an established Forestry Management Program approved by the PEI Department of Agriculture and Forestry.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the conversion of agricultural lands to forestry purposes.

4.1.3 Commercial Development

Council recognizes the need to encourage a limited amount of commercial development to locate within the Community.

Objective

It is the Community's objective to permit a limited amount of specific commercial development opportunities to locate within Warren Grove.

Policies

In order to achieve this objective, the Community shall adopt the following policies:

Commercial Development Policy

It shall be Council's policy that only those commercial uses which are related to the sale of products from agricultural operations, to the servicing of agricultural activities, and of a personal service nature shall be permitted in the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for specific types of commercial development within the Community.

Commercial Zone Policy

It shall be Council's policy that specific areas within the Community shall be zoned for commercial development, and that regulations shall be established governing commercial development within the Community.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will establish Commercial (C) Zones within the Community, and shall establish regulations governing development with such zones.

Subdivision of Land for Commercial Development Policy

It shall be Council's policy that commercial development within the Community shall conform to the Province's policies and regulations governing the subdivision of land for commercial purposes in the Charlottetown Special Planning Area..

Plan Action

The Province's regulations governing the subdivision of land for commercial purposes in the Charlottetown Special Planning Area will be incorporated into the Community's Zoning and Subdivision Control Bylaws.

Minimum Lot Size Policy

It shall be Council's policy that the minimum lot sizes requirements for commercial developments within the Community shall conform to the minimum lot size standards for such developments under the Province's *Planning Act* Regulations.

Plan Action

The minimum lot sizes requirements for commercial developments under the Province's *Planning Act* Regulations will be incorporated into the Community's Zoning and Subdivision Control Bylaws.

Commercial Developments as Major Developments Policy

It shall be Council's policy that, **excepting residential-commercial developments, all new commercial developments wishing to locate within the Community, or any existing commercial development within the Community wishing to expand, shall be considered a "major development"**, and, as such, shall be subject to a public review process prior to its approval or denial by Council.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for the public review of any major development proposal which may come before Council.

Residential-Commercial Development Policy

It shall be Council's policy that residential-commercial developments will be permitted within the Community, subject to specific regulations.

Plan Action

The Community's Zoning and Subdivision Control Bylaws will make provision for and establish specific regulations governing residential-commercial developments within the Community.

4.1.4 Industrial Development

Warren Grove has traditionally only had agricultural-based industrial uses with its boundaries.

Objective

It is the Community's objective to **continue to permit only those agricultural-based industrial uses which serve Warren Grove's agricultural operations** to locate within the Community.

5.7 No person shall construct or use any access driveway except where that access driveway meets the minimum sight distance standards as established under the Province's Planning Act or the Province's Roads Act, set out in Schedule B to these Bylaws.

5.8 Council shall not issue a building permit for a development if, in the opinion of Council:

- a) the proposed development does not conform to the provisions of these Bylaws;
- b) the method of water supply is not appropriate;
- c) the method of sanitary waste disposal is not appropriate;
- d) there is not a safe and efficient access to a street;
- e) the impact of the proposed development would be detrimental to the natural environment of the Community;
- f) the proposed development would create unsafe traffic conditions in the immediate neighbourhood;
- g) the proposed development would significantly or permanently have a detrimental impact on neighbouring properties by reason of architectural disharmony; or
- h) the proposed development would be detrimental to the convenience, health or safety of the residents in the immediate vicinity or general public.

5.9 Temporary construction camps and structures shall be permitted during construction, erection, placement or alteration of a building or structure, and up to a maximum of thirty (30) days after the completion of the building or structure, after which time, if they have not applied for and received an extension from Council, they shall be immediately removed.

5.10 All buildings or structures which provide access to the general public shall, as a condition of the granting of a building permit, be required to provide access by the physically challenged in conformity with the Province's Access Regulations.

5.11 (1) An accessory building shall be permitted on any lot in any zone, provided:

- a) it is clearly incidental in use to the main building on the lot;
- b) it is not used for human habitation;
- c) it is not located in the front or flankage yard of the lot;
- d) it is not located less than 5 ft. from any lot line;
- e) in any residential zone, does not exceed in height and total floor area, the height and total floor area of the main dwelling; and
- f) is not located completely underground.

5.12 Any accessory building which is attached to a dwelling shall be considered as part of the dwelling.

5.13 Any off-street parking in conjunction with a residential, residential-commercial, commercial, public service and institutional, industrial or recreation development shall be provided in conformity with the standards set out in Table 1 of these Bylaws.

stand unused for a period of time, until the residual chlorine in the water has been reduced to a level consistent with the Community's utility bylaw; and

e) the owner shall agree that other initiatives regarding maintenance and safety which are reasonable and prudent shall be carried out either at the initiative of the owner or at Council's request.

6.0 Residential ®) Zone

6.1 Within any Residential ®) Zone, no person shall use any land, building or structure except for the following uses:

- single family dwellings;
- mobile homes (in conformity with s.6.5 of these Bylaws);
- duplex or semi-detached dwellings;
- recreation/public open space facilities;
- summer cottages;
- public utility buildings or structure;
- residential-commercial operations; or
- accessory buildings or structures to the above.

6.2 In any Residential ®) Zone, lots and structures shall conform with the following standards:

Lot area,	
single family, min.	1 acre
two family, min.	1 acre or as required by Provincial Standards
lot frontage, min.	150 feet
flankage yard depth, min.	20 feet
front yard depth, min.	20 feet
side yard depth, min.	10 feet
rear yard depth, min.	15 feet
maximum building height	2.5 storeys

6.3 Notwithstanding the minimum lot size requirements for single and two family dwellings set out in s.6.2, for infilling purposes in established residential subdivisions, and solely for single family residential use, a lot may be reduced to a minimum area of 25,000 sq. ft., provided that,

- (a) the subdivision is serviced by an on-site water supply system and connected to a central sewerage system;
- (b) only one additional lot from the existing parcel is created by any proposed subdivision; and
- ©) no practical alternative to reducing the lot area exists.

6.4 A residential-commercial operation may be located in a residential dwelling or an accessory building in any Residential ®) Zone, provided:

- a) the owner of the business lives in the dwelling;
- b) not more than two (2) employees live outside the dwelling;
- c) not more than twenty five percent (25%) of the total floor area of the dwelling is used for the business;
- d) adequate off-street parking is provided for both the dwelling and the business;
- e) no outdoor storage of materials or product display is used in conjunction with the business; and
- f) the external appearance of the dwelling is not altered.

6.5 Mobile homes shall be permitted in any area zoned for residential use.

7.0 Commercial ©) Zones

7.1 Within any Commercial ©) Zone, no person shall use any land, building or structure except for the following uses:

- uses permitted in a Residential ®) Zone (subject to the provisions of that zone);
- retail stores;
- business and professional offices;
- service and personal service shops;
- convenience stores;
- delicatessens, restaurants and takeout establishments;
- video rental stores;
- entertainment facilities;
- banking and financial institutions;
- lounges and bars;
- hotels, motels and other tourist establishments;
- establishments associated with the automotive trade, including service stations, but excepting automobile salvage yards; and
- accessory uses to the above.

7.2 In any Commercial ©) Zone, lots and structures shall conform with the following standards:

Lot area, min.	per Provincial Standards
Lot frontage, min.	100 feet
Flankage yard depth, min.	20 feet
Front yard depth, min.	20 feet
Side yard depth, min.	10 feet
Rear yard depth, min.	15 feet
Maximum building height	2.5 storeys

7.3 New commercial or residential-commercial operations, or existing commercial or residential-commercial operations wishing to expand, shall be deemed major development proposals, and shall be considered by Council in conformity with the public review process set out in Schedule B to these Bylaws.

7.4 Where a lot or parcel of land zoned as Commercial ©) is developed which directly abuts a lot or parcel of land in residential use:

- a) a strip of land not less than 15 ft. / 4.5 m. in width along the lot line within the Commercial ©) Zone and adjacent to the residential zone shall be maintained clear of any structure, driveway or parking area, and shall be adequately landscaped to provide a visual buffer;
- b) any exterior lighting or illuminated sign shall be so arranged as to deflect light away from the adjacent residential zone; and
- c) outdoor storage shall be prohibited adjacent to a residential zone, unless it is hidden from view by means of a landscaped buffer, hedge of adequate size, or architectural screening, such as a wall, fence or other appropriate structure.

7.5 (1) Notwithstanding any other provision of these Bylaws, the following special provisions shall apply to an automobile service station in a Commercial ©) Zone:

Lot area, min.	per Provincial Standards
Lot frontage, min.	150 ft./45 m.
Pump setback, minimum	20 ft./ 6 m.
Minimum pump distance from access or egress points	30 ft./ 9 m.
Driveway width, minimum	25 ft./ 7.5 m.

(2) Where the service station includes an automobile washing facility, all washing operations shall be carried on inside the building.

8.0 Agricultural (A) Zone

8.1 Within any Agricultural (A) Zone, no person shall use any land, building or structure except for the following uses:

- those uses permitted in a Residential ®) zone (subject to the provisions of that zone);
- agricultural activities, including farm buildings and structures, and livestock operations;
- agricultural-related commercial operations;
- agricultural-related industrial operations;
- accessory buildings or structures to the above.

8.2 Excepting land used for commercial agricultural crops and livestock operations, all lots, buildings and structures shall conform with the following standards

Lot area, min.	1 acre
Lot frontage, min	150 feet
Lot width, min	150 feet
Front yard depth, min.	50 feet
Side yard depth, min.	15 feet
Rear yard depth, min.	25 feet
Flankage yard depth, min.	50 feet
Maximum building height,	2 ½ storeys

8.3 Lands and buildings or structures used for livestock operations shall conform to the following standards:

Lot area, min.	as per Provincial Standards and Guidelines
Lot width, min.	as per Provincial Standards and Guidelines
Front yard depth, min.	as per Provincial Standards and Guidelines
Side yard depth, min.	as per Provincial Standards and Guidelines
Rear yard depth, min.	as per Provincial Standards and Guidelines
Flankage yard depth, min.	as per Provincial Standards and Guidelines

8.4 New intensive livestock operations or existing livestock operations wishing to expand shall be deemed major development proposals, and shall be considered by Council in conformity with the public review process set out in Schedule B to these Bylaws, as well as with the standards set out in the PEI Department of Agriculture and Forestry's "Manure Management and Separation Guidelines".

8.5 Existing intensive operations wishing to expand, shall be deemed major development proposals, and shall be considered by Council in conformity with the public review process set out in Schedule B to these Bylaws.

8.6 No person shall build or place more than one residential building or mobile/mini home on any parcel of land approved for residential purposes in an Agricultural (A) Zone.

8.7 In any Agricultural (A) Zone, land which is no longer used for agricultural purposes may be converted to forestry use provided the conversion is undertaken through an established Forestry Management Program approved by the PEI Department of Agriculture and Forestry.

Community of Warren Grove
Zoning and Subdivision Control
(Development) Bylaw
(UNDER REVIEW)

P. Wood & Associates

November 2016

4.28 INTERSECTION TRIANGLE

On a corner Lot, a Fence, sign, hedge, shrub, bush or tree or any other Structure or vegetation shall not be Erected or permitted to grow to a height greater than two feet above grade of the streets which abut the Lot within the triangular area indicated by the Street boundary lines for a distance of 20 ft. (6 m) from their point of intersection.

4.29 PERMITTED USES IN ALL ZONES

The following Uses are permitted in all zones:

- (1) Temporary construction facilities such as sheds, scaffolds and equipment incidental to building on the premises for so long as work is in progress or for a maximum period of six (6) months, whichever is the shorter period.
- (2) Public and private utility Buildings and Structures which are considered by Council to be necessary and appropriate to the Municipality, subject to such Lot requirements as Council deems appropriate.

4.30 CONSTRUCT IN ACCORDANCE WITH APPLICATION

Any person who has been granted a Development Permit shall agree to develop in accordance with the information given on the prescribed application form and the conditions laid down by the Development Permit or Development Agreement and shall comply therewith.

4.31 DENYING PERMITS

- (1) No Development Permit shall be issued if the proposed Development could create a hazard to the general public or any resident of the Municipality or could injure or damage neighbouring property or other property in the Municipality, such as injury or damage to include but not be limited to water, drainage or other water run-off damage.
- (2) No Development Permit shall be issued if the proposed Development could create a health, fire or accident hazard or increase the likelihood of the existence of rodents, vermin or other pests.

- (2) The following separation distances shall apply to all new Intensive Livestock Operations or extensions and to new residential Development in the vicinity of an Intensive Livestock Operation:

Distance of new or expanded Intensive Livestock Operations from any Dwelling on an adjacent Property 500 feet (150 m)

Distance of new Dwellings from an existing Intensive Livestock Operations 500 feet (150 m)
Distance from public Road 150 feet (45 m)

Distance from any domestic well 500 feet (150 m)

Distance from any Lot Line 50 feet (15 m)

- (3) All intensive livestock Buildings shall have a manure storage facility with a capacity for retention of manure for a period of time for which conditions do not permit spreading.
- (4) Council may consult the Department of Agriculture for manure storage capacities and design standards and shall require the livestock operator to follow these capacity and design requirements.
- (5) The Developer may also be required to undertake an Environmental Impact Assessment in conjunction with the Department of Environment and provide details of the assessment to Council as part of the application process.

SECTION #10 – GENERAL COMMERCIAL ZONE (C1)

10.1 GENERAL

Except as provided in this bylaw, all Buildings and parts thereof Erected, placed or altered or any land used in a C1 Zone shall conform with the provisions of this Section.

10.2 PERMITTED USES

No building or part thereof and no land shall be used for purposes other than:

- (1) Retail Stores

- (2) Business and Professional Offices
- (3) Service and Personal Service Shops
- (4) Banking and Financial Institutions
- (5) Accessory Buildings
- (6) Transient or Temporary Commercial
- (7) Funeral Homes
- (8) Public Parking Lots
- (9) Other uses deemed by Council to be compatible with the surrounding uses in the zone.

10.3 SPECIAL PERMIT USES

Notwithstanding Section 10.2 above, Council may issue a special development permit for the following uses where it deems the development is appropriate, all other relevant provisions of this Bylaw are met and subject to such conditions as Council may impose:

- (1) Child Care Facilities
- (2) Dwelling units in a commercial building
- (3) Service Stations and other activities associated with the automobile trade, except for a scrap yard.
- (4) Restaurants and Lounges
 - (5) Hotels, Motels or other Tourist Establishments
 - (6) Entertainment Facilities

10.4 SERVICING

Where central sewer and/or water services are available, all development shall be connected to these services. Where the development will be serviced by an on-site waste water treatment system, Council may require that these systems be designed and certified by a professional engineer licensed to practice in the Province of Prince Edward Island. Council may also place a condition on a Development Permit requiring that the Use of the land be limited to one which will not generate volumes of waste water which cannot be adequately handled by the on-site waste water treatment system. In general, restaurants, tourism accommodations, laundries and other activities involving the significant use of water or significant waste water loadings shall not be permitted on lots with on-site servicing.

10.5 LOT REQUIREMENTS

The same Lot requirements as noted under Section 7.4 (RS1) Zone shall apply to all C1 developments.

All Lots shall also conform to the Provincial Minimum Lot Standards as noted in Appendix "B". (see attached)

10.6 SPECIAL REQUIREMENTS: COMMERCIAL ZONES ADJACENT TO RESIDENTIAL ZONES OR AGRICULTURAL ZONES

Where a Commercial Development located on lands zoned General Commercial (C1) directly abuts on any Residential or Agriculture Zone, the following conditions shall be complied with:

- (1) a strip of land not less than 15 ft. (4.5 m) in width along the Lot Line within the C1 Zone and adjacent to the Residential or Agricultural zone shall be maintained clear of any Structure, driveway or parking area and shall be adequately landscaped to provide a visual buffer;
- (2) notwithstanding Section 10.6.1 above, where a commercial development involves a Lot greater than 2 acres in size or a Building greater than 10,000 sq. ft (930 sq. m), Council shall have the authority to require a larger buffer strip.
- (2) any exterior lighting or illuminated sign shall be so arranged as to deflect light away from the adjacent Residential or Agricultural zone; and
- (3) outdoor storage of material or vehicles shall be prohibited adjacent to a Residential or Agricultural Zone unless it is hidden from view by means of a landscaped buffer hedge or berm (or combination of both) of adequate size or architectural screening such as a wall, Fence or other appropriate Structure.

10.7 DWELLINGS IN COMMERCIAL BUILDINGS

Where a Dwelling unit is provided in connection with a commercial use the following minimum standards shall apply:

- (1) the Dwelling unit shall not be above a restaurant, lounge, automobile service station, dry cleaning establishment or repair shop storing explosive materials;
- (2) separate entrances serve the Dwelling unit;
- (3) for each Dwelling unit, 400 sq. ft. (47 sq. m.) of landscaped open area and 1.0 Parking Spaces are provided;

- (4) each Dwelling unit meets the requirements of the Provincial Fire Marshall;
- (5) the Floor Area in residential use is a minimum of four hundred (400) sq. ft. and does not exceed the commercial Floor Area.

10.8 TRANSIENT OR TEMPORARY COMMERCIAL PERMITS

Notwithstanding any other provisions of this Bylaw, temporary permits may be issued for a transient-type Commercial operation subject to compliance with the following:

- (1) the Development shall not result in any traffic hazard;
- (2) the Development shall not interfere with the parking requirements of permanent users of the Lot in which the Development will be located;
- (3) the Development shall not create a public nuisance;
- (4) the temporary permit shall not exceed a four (4) week period;
- (5) the applicant shall provide a letter of approval from the owner of the Lot on which the temporary Development will be situated;
- (6) where required, the applicant shall satisfy Council that such Development complies with all health regulations.

10.9 AUTOMOBILE SERVICE STATION

- (1) Notwithstanding any other provisions of this Bylaw, the following special provisions shall apply to an Automobile Service Station:
 - (a) Minimum Lot Frontage 150 ft. (45 m)
 - (b) Minimum Pump Setback 20 ft. (6 m)
 - (c) Minimum Pump Distance from access or egress 30 ft. (9 m)
 - (d) Minimum Width of Driveway 25 ft. (7.5 m)
- (2) Where the service station includes an automobile washing facility, all washing operations shall be carried out inside the Building.

10.10 PARKING IN FRONT OF BUILDING

Where parking is provided in front of any Building in a C1 Zone a minimum five foot (5') (1.5 m) landscaped buffer shall be provided between the parking area and the Street boundary.

SECTION #11 – INDUSTRIAL ZONE (M1)

11.1 GENERAL

Except as provided in this Bylaw, all Buildings and parts thereof Erected, placed or altered or any land used in a M1 Zone shall conform with the provisions of this Section.

11.2 PERMITTED USES

No Building or part thereof and no land shall be Used for purposes other than:

- (1)
 - (a) Manufacturing and Assembly
 - (b) Warehousing
 - (c) Transport Operations
 - (d) Activities connected with the Automobile Trade other than a scrap yard
 - (e) Wholesale Operations
 - (f) Business and Professional Offices
 - (g) Service Shops
 - (h) Commercial uses accessory to a main use permitted in a M2 Zone
 - (i) Restaurants and Cafeterias
 - (j) Farm Machinery and Heavy Equipment Dealerships and Repair Shops
 - (k) Heavy Equipment Depots
 - (l) Contractors Yard
 - (m) Accessory Buildings
- (2) Notwithstanding the foregoing, any Use which is deemed by Council to be obnoxious by reason of sound, odor, dust, fumes, smoke or as noted in Section 2.73 shall be denied approval.

11.3 SPECIAL PERMIT USES

- (d) Activities connected with the Automobile Trade other than a scrap yard
 - (e) Wholesale Operations
 - (f) Business and Professional Offices
 - (g) Service Shops
 - (h) Commercial uses accessory to a main use permitted in a M2 Zone
 - (i) Restaurants and Cafeterias
 - (j) Farm Machinery and Heavy Equipment Dealerships and Repair Shops
 - (k) Heavy Equipment Depots
 - (l) Contractors Yard
 - (m) Accessory Buildings
- (2) Notwithstanding the foregoing, any Use which is deemed by Council to be obnoxious by reason of sound, odor, dust, fumes, smoke or as noted in Section 2.73 shall be denied approval.

11.3 SPECIAL PERMIT USES

Notwithstanding Section 11.2 above, Council may issue a special Development Permit for the following Uses where it deems the Development is appropriate, all other relevant provisions of this Bylaw are met and subject to such conditions as Council may impose:

- (1) Storage of Sand and Aggregate
- (2) Asphalt Plants
- (3) Concrete Plants
- (4) Food Processing
- (5) Auto Salvage Facility

11.4 SERVICING

Where central sewer and/or water services are available, all development shall be connected to these services. Where the development will be serviced by an on-site waste water treatment system, Council may require that these systems be designed and certified by a professional engineer licensed to practice in the Province of Prince Edward Island. Council may also place a condition on a Development Permit requiring that the Use of the land be limited to one which will not generate volumes of waste water which cannot be adequately handled by the on-site waste water treatment system. In general, restaurants, food processing, laundries and other activities involving the significant use of

water or significant waste water loadings shall not be permitted on lots with on-site servicing.

11.5 LOT REQUIREMENTS

The same Lot requirements as noted under Section 7.4 (RS1) Zone shall apply to all Development in a M1 Zone.

All Lots shall also conform to the Provincial Minimum Lot Standards as noted in Appendix "B". (see attached)

11.6 EXCEPTIONS TO MAXIMUM BUILDING HEIGHT

Notwithstanding Section 11.5 and 4.27, Council may approve an application for a structure exceeding the Maximum Building Height of 2.5 Stories in the Industrial (M1) Zone provided:

1. The applicant is willing to enter into a Development Agreement with Council .
2. The Structure conforms to all relevant sections of this Bylaw and other applicable fire and building codes.
3. The proposed height of the Structure is physically necessary for the manufacturing processes which will be carried out in the facility, and
4. The proposed height of the Structure would not exceed 30 metres (100 ft.) or would not exceed 20 metres (66 ft.) where the Structure is within 100 metres (328 ft.) of an existing Dwelling.

11.7 SPECIAL REQUIREMENTS: INDUSTRIAL ZONE ADJACENT TO RESIDENTIAL ZONES OR AGRICULTURAL ZONES

The special requirements as delineated in Section 10.6 of this Bylaw also apply in a M1 Zone.

11.8 ENVIRONMENTAL IMPACT ASSESSMENT

Where a proposed industry may occasionally have heavy usage of Public Roads, sewerage or water systems or have a significant environmental impact on the surrounding area, Council may prepare terms of reference for, and require the Developer to undertake an Environment Impact Assessment, in

conjunction with the Provincial Department of the Environment, prior to consideration of a Development Permit application by Council.

SECTION #12– RECREATION AND OPEN SPACE

ZONE (01)

12.1 GENERAL

Except as provided in this Bylaw, all Buildings and parts thereof Erected, placed or altered or any land used in a 01 Zone shall conform with the provisions of this Section.

12.2 PERMITTED USES

No Buildings or part thereof and no land shall be used for purposes other than:

- (1) Public and Private Parks
- (2) Open Space and Conservation Activities
- (3) Golf Courses
- (4) Recreational Uses
- (5) Pavillions and Band Shells
- (6) Recreation Administrative Offices
- (7) Parking lots related to the above
- (8) Accessory Buildings

12.3 LOT REQUIREMENTS

- | | | |
|-----|----------------------------|---------------------------------|
| (1) | Minimum Lot Area | 1 Acre (.40 hectares) |
| (2) | Minimum Lot Frontage | 150 feet (45 m) |
| (3) | Minimum Front Yard | 50 feet (15 m) |
| (4) | Minimum Rear Yard | 50 feet (15 m) |
| (5) | Minimum Side Yard | 15 feet (7.5 m) |
| (6) | Maximum Height of Building | 2.5 stories or 35 feet (10.5 m) |

All lots shall also conform to the Provincial Minimum Lot Standards as noted in Appendix “B”. (see attached)

SECTION #13 – PUBLIC SERVICE AND INSTITUTIONAL ZONE (PSI)

water or significant waste water loadings shall not be permitted on lots with on-site servicing.

11.5 LOT REQUIREMENTS

The same Lot requirements as noted under Section 7.4 (RS1) Zone shall apply to all Development in a M1 Zone.

All Lots shall also conform to the Provincial Minimum Lot Standards as noted in Appendix “B”. (see attached)

11.6 EXCEPTIONS TO MAXIMUM BUILDING HEIGHT

Notwithstanding Section 11.5 and 4.27, Council may approve an application for a structure exceeding the Maximum Building Height of 2.5 Stories in the Industrial (M1) Zone provided:

1. The applicant is willing to enter into a Development Agreement with Council .
2. The Structure conforms to all relevant sections of this Bylaw and other applicable fire and building codes.
3. The proposed height of the Structure is physically necessary for the manufacturing processes which will be carried out in the facility, and
4. The proposed height of the Structure would not exceed 30 metres (100 ft.) or would not exceed 20 metres (66 ft.) where the Structure is within 100 metres (328 ft.) of an existing Dwelling.

11.7 SPECIAL REQUIREMENTS: INDUSTRIAL ZONE ADJACENT TO RESIDENTIAL ZONES OR AGRICULTURAL ZONES

The special requirements as delineated in Section 10.6 of this Bylaw also apply in a M1 Zone.

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conjunction with the Provincial Department of the Environment, prior to consideration of a Development Permit application by Council.

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- (1) Public and Private Parks
- (2) Open Space and Conservation Activities
- (3) Golf Courses
- (4) Recreational Uses
- (5) Pavillions and Band Shells
- (6) Recreation Administrative Offices
- (7) Parking lots related to the above
- (8) Accessory Buildings

12.3 LOT REQUIREMENTS

- | | | |
|-----|----------------------|-----------------------|
| (1) | Minimum Lot Area | 1 Acre (.40 hectares) |
| (2) | Minimum Lot Frontage | 150 feet (45m) |

(3)

Minimum Front
Yard

50 feet (15 m)

(4)

SCHEDULE B
Community of Warren Grove
Major Developments

1. The following words and expressions when used in the following sections shall have the meanings prescribed:

- (a) "space" in reference to provision of new or additional space, means the actual floor space provided on each of one or more levels, measured from the outside walls of the building;
- (b) "agricultural-related commercial use" means the use of a building, structure or parcel of land for the sale, including storage and display, of goods and supplies which service and support the traditional agricultural activities of the Community;
- (c) "agricultural-related industrial use" means the use of a building, structure or parcel of land for the storage, warehousing, distribution or processing of wholesale agricultural products, goods or materials;
- (d) "commercial use" means the use of a building, structure or parcel of land for the for the public or private sale of goods, wares, products or personal services;
- (e) "public service and institutional use" means the use of a building, structure or parcel of land for the social and/or cultural use of the general public or a specific section of the general public, and shall include, but not be limited to, senior citizen housing, nursing homes, hospitals, clinics, religious institutions, churches, public and private schools, colleges, cultural centres, libraries;
- (f) "recreation and public open space use" means any building, structure or parcel of land used for the passive or active recreational use of the general public or a specific section of the general public, and shall include, but not be limited to, parks, playgrounds, athletic or sports fields, nature trails, or open space areas whether man-made or natural; and
- (g) "utility building or structure" means a building or structure which houses or supports stationary equipment for telephone, electric power, public water supply, or sewerage services.

2. Where Council has determined that a proposed development constitutes a "major development", and that a public review of the development proposal is required, the following provisions shall apply:

- (a) Council shall appoint a council member to chair the meeting;
- (b) the meeting shall be advertised at least twice in a newspaper, the cost of which shall be borne by the developer, circulating in the area, stating the date, time, location and purpose of the proposed meeting;
- (c) the first advertisement shall be placed not less than seven (7) clear days prior to the date of the meeting;
- (d) written opinion shall be solicited from persons unable to appear at the public meeting;
- (e) all interested persons may attend and be heard;
- (f) the Administrator, on Council's behalf, shall give separate notice in writing to the developer;

(g) the meeting shall be held at a location in the Community; if this is not practical, a meeting hall shall be rented for purposes of holding the public meeting, the cost of which rental shall be borne by the developer;

(h) the developer shall make visual materials available for examination at the municipal office;

(i) the developer or his agent shall attend the meeting in order to present and defend the proposed development.

3. The agenda for the public meeting shall include the following:

(a) introduction and opening remarks by the chairman;

(b) presentation of the proposed development by the developer or his agent;

(c) question period:

(i) questions on the proposed development shall be handled by the developer;

(ii) questions on procedure or municipal policy shall be handled by the chairman;

(d) comments and opinions by interested persons wishing to be heard;

(e) summary by the chairman of previously submitted written comments from persons unable to attend the meeting.