File No. LA25-025

BEFORE THE ISLAND REGULATORY AND APPEALS COMMISSION

IN THE MATTER OF an appeal pursuant to section 28 of the *Planning Act*, RSPEI 1988, c P-8, by Mike James and Sheldon Stewart against the November 20, 2025 decision of the Minister of Housing, Land and Communities to deny an application to subdivide PID 88567 into 26 Lots for Residential (Single Unit Dwelling) Use

---

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

Mitchell O'Shea & Christiana Tweedy
Legal Services
Justice and Public Safety
95 Rochford Street, PO Box 2000
Charlottetown, PE

Lawyers for the Minister of Housing, Land and Communities

Andrew G. MacDonald
Key Murray Law
494 Granville Street
Summerside, PE C1N 4K4

Lawyer for the Appellants, Mike James and Sheldon Stewart

INDEX

Tab **Description of Record**

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1

Prince Edward Island
CANADA

Housing, Land and Communities

Logement, Terres et Communautés

Île-du-Prince-Édouard
CANADA

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

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

November 20, 2025

Sheldon Stewart & Mike James
P.O. Box 700
Kensington, PE
C0B 1M0

Dear Applicants:

Subject:	**26 Lot Subdivision Proposal for Residential Use**
Property ID #:	**88567**
Property Location:	**Campbellton Road, New London, PE**
Our File References:	**Case # 25533**

The Minister of Housing, Land and Communities has reviewed your application for a 26 Lot Subdivision for Residential (Single Unit Dwelling) Use, Case 25533, received on March 14, 2025, located in New London.

A. The Application

Subdivision: Subject parcel PID # 88567, being approximately 40 acres in area, is located within the community of New London, Queens County (the "Subject Property"). The application proposes the subdivision of PID # 88567 into 26 lots for Residential (Single Unit Dwelling) Use (the "Proposed Subdivision").

B. Decision

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

In accordance with the *Planning Act*, as well as the *Planning Act* Subdivision and Development Regulations subsections 3. (1)(a) & (d) and 13. (a), (b) & (j), the above noted application is Denied.

C. Reasons

The reasons for this decision, as well as relevant subsections of the *Planning Act* Subdivision and Development Regulations are explained below, and in more detail in the attached report prepared by Chrystal Fuller, LPP, RPP, MCIP, with Brighter Community Planning and Consulting.

The Proposed Subdivision is considered inconsistent with provincial policies aimed at protecting farmland and coastal areas. The development would convert high-quality agricultural land, potentially impact buffer zones, fragment the rural landscape and create long-term conflicts and infrastructure costs.

This subdivision would create a detrimental impact as defined in the *Planning Act* Subdivision and Development Regulations. It would increase coastal and flood risk, reduce and break up good farmland, raise land-use conflicts and erode rural and tourism values. It does not align with provincial goals to protect farmland and sensitive coasts.

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

3.(1) No person shall be permitted to subdivide land where the proposed subdivision would

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

...

(d) have a detrimental impact.

1.(f.3) "detrimental impact" means any loss or harm suffered in person or property in matters related to public health, public safety, protection of the natural environment and surrounding land uses, but does not include potential effects of new subdivisions, buildings or developments with regard to

(i) real property value;

(ii) competition with existing businesses;

(iii) viewscapes; or

(iv) development approved pursuant to subsection 9(1) of the *Environmental Protection Act*;

13. Subdivision designs shall be based on sound planning, engineering, and environmental principles, and shall demonstrate that the proposed subdivision is suited to the intended use, having due regard for

(a) compatibility with surrounding uses;

(b) the topography of the site;

...

(j) natural features.

D. Right of Appeal

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

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

If you have any questions in regard to this decision, contact me at emlloyd@gov.pe.ca or (902) 368-4465.

Sincerely,

Eugene Lloyd
Manager of Development Control
Land Division
Department of Housing, Land and Communities

Enc: Planning Report by Chrystal Fuller (Brighter Community Planning and Consulting) Re: Planning Review of Subdivision Application for New London PE - PID 88567 – Dated: September 2, 2025

brighter community
PLANNING & CONSULTING

2025-09-02

Eugene Lloyd, Manager of Development Control
Province of PEI
Via email

Re: Planning Review of Subdivision Application for New London PE- PID 88567

Summary

- What's being proposed: 26 house lots on about 30 acres (≈12 ha) of active farmland off Campbellton Road, New London. One new public road about 370 metres long. A second access would use Browns Road, a private cottage road that is not maintained in winter.
- How the decision is made: Under PEI's Planning Act Subdivision and Development Regulations, a subdivision should not be approved if it would cause a "detrimental impact." That means clear harm to public safety, the environment, or how the use fits with neighbours. Property values or views are not part of this test.
- Why the coast matters: The site is in a coastal policy area. Wide buffers are required near streams and the shore. More pavement and roofs mean more runoff to these areas and can weaken the protection buffers provide.
- What the hazard data says: Past shoreline changes here averaged about 8 centimetres a year (up to 26). The risk is labelled "low" today but likely under-stated because sea levels are rising. A salt marsh sits in front of the property and will move inland as water rises. Small parts of the site are in mapped flood areas.
- What often happens after approval: New coastal lots usually lead to requests for rock walls or similar "armouring." These can help one lot for a while but often speed up beach loss and harm nearby coasts.
- Roads and services: Provincial Transportation flagged fixes: a wider right-of-way, safer curves, moved access for sight-distance, and stormwater easements (about nine metres wide). Any lots using Browns Road would have seasonal access only. Some issues may be solved with redesign, but that may add to the overall footprint and complexity.
- Farmland at stake: This would permanently remove some of PEI's better Class-2 soil from farming. Each rural subdivision on good soil adds to long-term farmland loss.
- Farming conflicts: Turning a large field into many small lots makes the remaining farm work harder. New neighbours may complain about normal farm practices (odour, noise, night work), which can limit farm operations.

- Tourism link: PEI's appeal includes open farm views and scenic rural roads. Spreading houses along these roads weakens that character.
- Bigger picture: Most rural land is under provincial planning. Thousands of rural lots have been approved in recent years, adding pressure on coasts and farmland.
- *Professional opinion:* This subdivision would create a detrimental impact as defined in the Regulations. It would increase coastal and flood risk, reduce and break up good farmland, raise land-use conflicts, and erode rural and tourism values. It does not align with provincial goals to protect farmland and sensitive coasts.
- If approval is still considered: Harm could be reduced by clustering lots away from the coast, keeping coastal buffers public, and meeting all road and drainage rules. These steps help, but they do not fix the core problems: farmland loss, broken-up fields, and long-term coastal risk.

Introduction

The proposal under review is a 26-lot subdivision off Campbellton Road in New London, Prince Edward Island. The development would convert approximately 30 acres (about 12 hectares) of Class 2 farmland into residential lots. I conducted a site visit on August 13th, 2024. At that time, the land appeared to be in hay production. The land is on the coast and is in a primarily agricultural area with an adjacent seasonal road with cottages/housing units on it.

The proposed subdivision includes new public road approximately 370 m long and 20 m wide that would bisect the field and provide access to the lots. Another road access is off Browns Road, a seasonal, privately maintained cottage road, but this road is not maintained in winter.

Provincial subdivision approval and compliance with the Planning Act Subdivision and Development Regulations is required to create lots. Instead of focusing on lot size and engineering details, this assessment examines whether the proposal would have a detrimental impact in the statutory sense, looking at public health, safety, the natural environment and compatibility with surrounding land uses.

This report provides an assessment of the application against the Planning Act and the Subdivision and Development Regulations. I have also included potential mitigations where they are appropriate and that the province may wish to consider if it proceeds with an approval.

To complete this assessment, I reviewed:

- Previous IRAC decisions
- The Climate Hazard and Risk Information System (Chris)
- Subdivision and Development Regulations
- Prince Edward Island Interim Coastal Policy Recommendations Report (2023)
- Canada Land Inventory – Agricultural Land Classifications
- State of the Island Report (2023)

- Climate Brief – Canadian Institute of Planners (2023)
- The Gift of Jurisdiction: Our Island Province (Carver Report) June 2013
- Stats Canada Data on Farmland Loss
- Dictionary definition of detrimental.
- Now is the Time – Final Report of the Land Matters Advisory Committee (July 2021)
- The Economic Impact of Tourism Expenditures in PEI – 2019
- Provincial Tourism Strategy (2022-2023)
- Canada's Food Island: An Economic Impact Assessment – June 2021
- PEI Website 2024 Tourism Stats
- Protecting Habitat: A Guide for Municipalities on PEI
- A Study of Prince Edward Island Local Governance – June 2007
- Canada's Supply of Agricultural Land - 2019

Statutory Test for Detrimental Impact

Definition and Legal Test

Prince Edward Island's Planning Act Subdivision and Development Regulations stipulate that a subdivision shall not be approved if it would have a detrimental impact. In these regulations, detrimental impact is defined as any loss or harm suffered in person or property in matters related to public health, public safety, the protection of the natural environment and surrounding land uses. The definition expressly excludes impacts on real property value, competition with existing businesses, viewscapes or developments approved under subsection 9(1) of the Environmental Protection Act. In ordinary English, the adjective detrimental means "obviously harmful; damaging" https://www.merriam-webster.com/dictionary/detrimental. The legal test therefore asks whether the proposed subdivision would cause obvious harm to health, safety, environmental protection or compatibility with neighbouring land uses. Previous IRAC decisions put importance on professional planning advice and evaluation, so best planning practices are also reference or included in this assessment.

The following sections assess coastal, agricultural and socio-economic factors under this test.

Assessment of Coastal Impacts

The property is within the 500 m coastal policy belt defined in the Planning Act. Along streams and rivers in Prince Edward Island a minimum vegetated buffer of 15 m is required on each side, and the buffer increases to 60 m in certain situation. More generally, coastal buffer zones extend from about 30 m to 500 m inland and are recognized in planning bylaws as tools for separating development from coasts, reducing coastal hazards, and protecting scenic and tourism values. Riparian buffer zones absorb runoff and reduce erosion, performing an important protective function and damping the flow of agricultural runoff; even buffers only 15 m wide have been shown to remove more than twice as much nitrogen from runoff as 8 m buffer. Wider, vegetated buffers slow shoreline erosion and retain property values by reducing the risk of storm damage

The proposed subdivision would convert a working field within this coastal buffer area to residential use. Instead of cropland absorbing rainfall and runoff, paved roads and rooftops would increase impervious surfaces and channel stormwater toward streams and wetlands. The Watercourse, Wetland and Buffer Zone Regulations were designed to reduce agricultural runoff and safeguard riparian areas; removing farmland diminishes the very buffer system that protects water quality. Past practice on the Island shows that once a coastal subdivision is approved, shoreline armouring often follows to protect homes. Research on coastal armouring notes that seawalls and revetments may temporarily protect property but accelerate erosion of beaches and adjacent properties, narrowing shorelines and diminishing coastal ecosystems. Approving a subdivision here would heighten pressure for armouring in future decades.

The Interim Coastal Policy Decision Framework provides useful guidance when considering detrimental impacts. The first line of defence in areas without a Land Use Plan is prevention to preserve the natural coast and enhance public safety. Prevention would include restricting development in areas where there is risk from coastal erosion

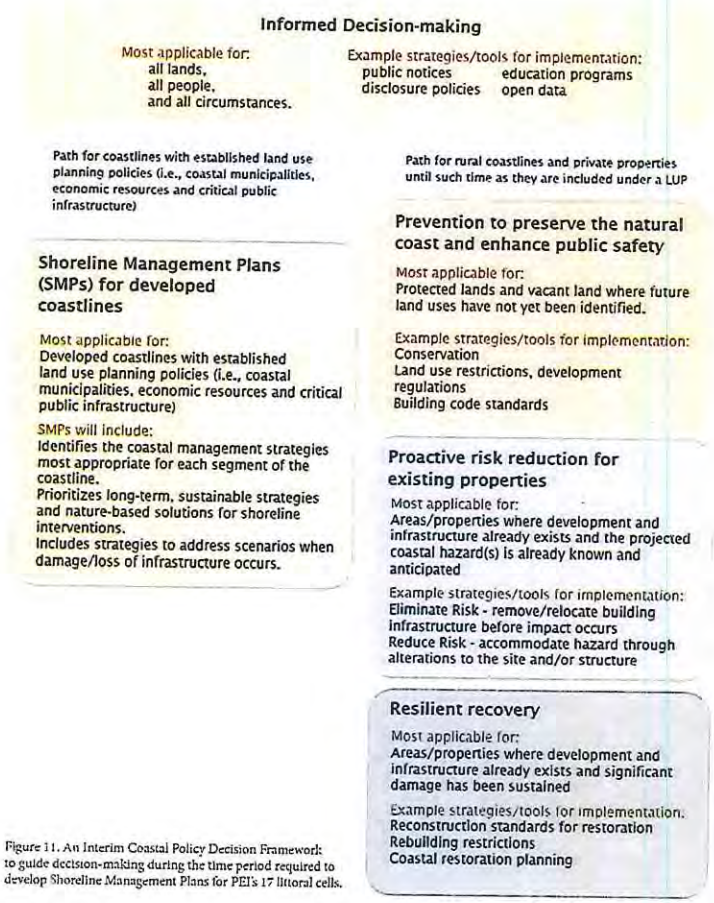


Figure 11. An Interim Coastal Policy Decision Framework to guide decision-making during the time period required to develop Shoreline Management Plans for PEI's 17 littoral cells.

The Chris System and Coastal Hazard Assessment

The Climate Hazard and Risk Information System (CHRIS) shows that the subject property (PID 88567) falls within a low erosion hazard area. The Coastal Hazard Assessment (CHA) recorded an average historical erosion rate of 8 cm per year between 1968 and 2020, with a maximum rate of 26 cm per year. Although the CHA labels the site "low hazard," it warns that the figures understate the true risk because climate change and sea level rise will accelerate erosion.

A saltmarsh fronts the property, but the CHA did not include it when calculating erosion rates. Saltmarshes absorb wave energy, filter runoff, and store carbon. As sea levels rise, this marsh will migrate inland, reducing developable land and reshaping coastal processes.

The CHA identifies most of the site as minimal flood hazard, but about 5 % of the property lies in the High Flood Hazard Zone, with another small portion (<5 %) in the Moderate-Low Hazard Zone. Over 90% of the parcel remains above the 2100 floodplain. Extreme storm events already affect part of the property, and their frequency and intensity are projected to increase.

These findings carry clear implications for subdivision planning. If the province approves the application, the subdivision will likely remain occupied well into the next century. Homeowners will face growing risks from shoreline instability, storm damage, and land loss. Approving residential lots beside a saltmarsh will also create future pressure for shoreline armouring. Research shows that while armouring may protect homes in the short term, it accelerates erosion on neighbouring properties and damages coastal ecosystems.

The province can mitigate some of these risks by requiring public ownership of coastal buffer areas. Public ownership would prevent private encroachment and ensure that buffers function as intended: protecting the environment and public safety. This approach also reflects the precautionary principle in the Interim Coastal Policy, which directs decision-makers to prevent development in areas at risk of coastal hazards.

In short, while CHRIS labels this site as "low hazard," the saltmarsh, the presence of flood-prone areas, and the long lifespan of residential development all point to higher long-term risk. These factors strengthen the argument that approving this subdivision could create detrimental impacts under the Planning Act.

Department of Transportation and Infrastructure Consideration

The Department of Transportation and Infrastructure (DTI) reviewed the preliminary plan and provided several engineering comments. A right-of-way width of 20.1 m is required for the new public road. The preliminary design shows three horizontal curves; the DTI requires a minimum centreline radius of 40 m for each curve. Stopping sight distance on Campbellton Road meets the minimum 110 m requirement for a Local Class 2 highway, but it fails to meet the 140 m requirement for a Seasonal Highway. The DTI suggests relocating the access about 35 m southeast to achieve adequate sight distance. Because the plan does not show contour lines or drainage, the department expects that storm-water drainage easements will be needed across

the property with a minimum width of 9 m, shared along property lines where possible. Finally, any lots taking access from Browns Road will require a seasonal entrance permit, and Browns Road will not be maintained in winter. These requirements show that the site present servicing challenges and that the road network would need adjustments and easements, increasing the footprint of disturbance.

DTI has requested changes to the subdivision plan, and it appears that the development can accommodate these changes.

Assessment of Agricultural Impacts

Soil Capability and Significance of Farmland

The Canada Land Inventory groups soils into capability classes. Class 1 soils have slight limitations, while Class 2 soils have *moderate* limitations that restrict the choice of crops or require moderate conservation practices. The subject property has Class 2 soils–fertile land well suited to field crops with careful management. Converting this land to residential use would permanently remove some of the Island's better farmland from production. While it is true that PEI does not have significant agricultural land when compared to the rest of Canada, this does not necessarily mean that agricultural is not important on PEI, but rather that the agricultural industry needs to be analyzed for its impact provincially rather than nationally.

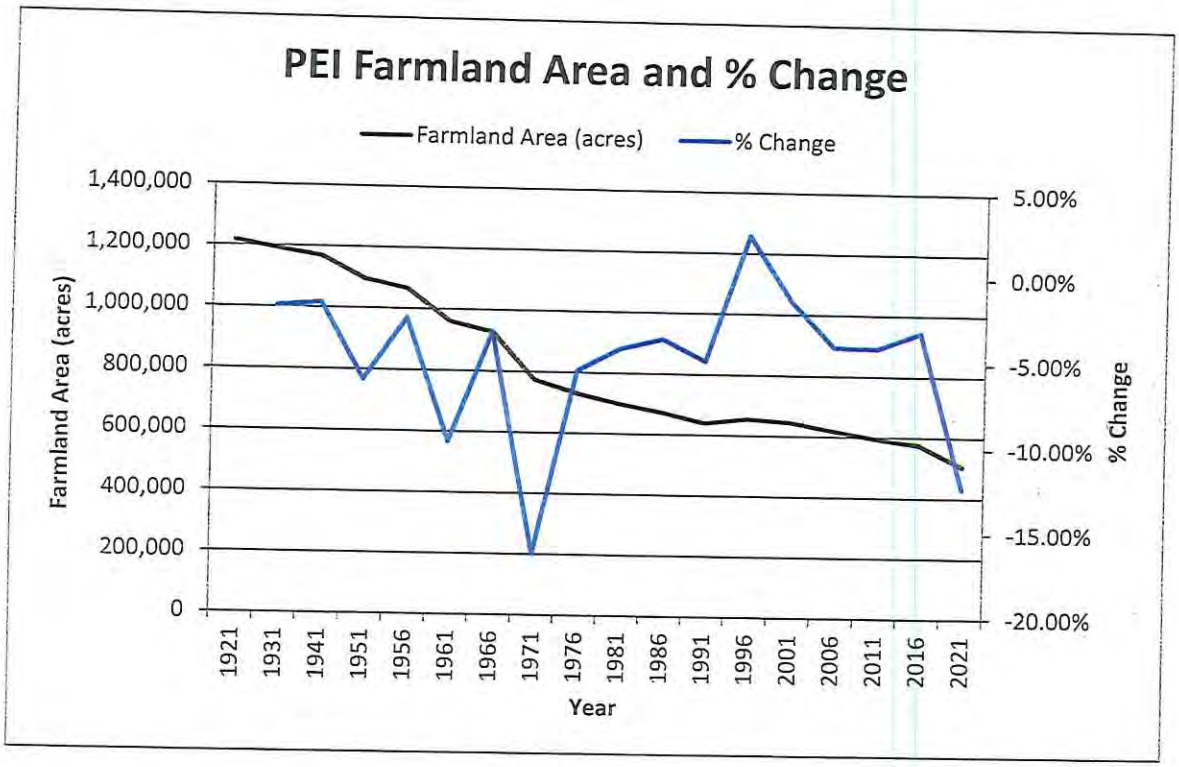
Farmland Loss and Fragmentation Trends

Prince Edward Island has experienced rapid farmland loss. According to the 2021 Census of Agriculture, total farm area declined to about 504,674 acres–down 12.3 % from 2016–and land in crops fell to 375,141 acres (a 6.3 % decrease). Over the longer term the province has lost roughly 0.15 million acres (21.3 %) of farmland. At the same time, the number of farms fell to around 1,195 and the average farm size increased markedly. These statistics reveal a century long trend: fewer farms cultivating larger parcels of land while overall agricultural area shrinks. Each new subdivision carved from farmland accelerates this trend.

Fragmentation amplifies the impact of acreage loss. Agricultural land assessments note that breaking large parcels into smaller lots reduces the efficiency of mechanized farm operations and makes the remaining land less attractive for crop production. Separate ownership of remnant parcels further fragments the landscape and reduces the suitability of land for cropping. Nationally, only about 5 % of Canada's land base is suitable for agriculture; yet more than half of urban and suburban land sits on good farmland, and agricultural land is lost not only to urban expansion but also through severances and poorly planned rural development. When ex-urban residents move into severed lots they often object to odours, noise and night work, leading to restrictions that hamper farm operations. The proposed subdivision would remove arable land for the road and house lots and leave two irregular remnants that are noted as open space. However, these areas are likely wetlands and should not be considered as open space for passive or active recreation.

In the planning literature, planners consider the impact on adjacent uses of a new use. The

reduction of these land use conflicts is carefully considered. Planners describe this as the 'urban shadow effect,' where adjacent residential uses reduce farm viability through complaints and higher land values.



Conflicts at the Rural–Urban Interface

PEI planners have long warned about "ribbon development" along rural roads. The Now is the Time report observed that ribbon development causes loss of agricultural land, scenic views and wildlife habitat; it creates a car dependent landscape and slows traffic, leading to conflicts with adjacent agricultural activities such as manure odour and pesticide spray. Nonfarm residents often complain about routine farming activities (noise, dust, night harvests), prompting local governments to impose restrictions that shrink the farm "envelope." These conflicts make it harder for farms to remain viable and discourage reinvestment. By inserting 26 residential lots into an active field, the proposal would introduce a new interface between residents and farming operations, increasing potential for complaints and regulatory constraints.

Although the 30 acres may not appear significant, it is the cumulative impact when many 30 acres are converted from farmland to a non-farm use. To understand the cumulative impacts requires an analysis of the overall decline/growth of agricultural land on PEI, and an understanding of the impact of agricultural loss on other key industries, such as tourism.

Tourism and Rural Character

Tourism is a pillar of Prince Edward Island's economy. In 2019 tourism expenditures sustained about 8,900 full-time equivalent jobs and contributed roughly $420.3 million in value added (about 5.6 % of provincial GDP). Tourism accounts for approximately 6 % of the province's GDP–about three times the national average–and supports over 8,900 full-time jobs. Visitors are drawn to PEI's pastoral landscapes, including rolling fields, hedgerows and coastal vistas. Food and Agri-tourism experiences such as farm-to-table dining, culinary trails and on-farm tours depend on active agricultural production and unspoiled rural scenery. Subdivision development along scenic roads can undermine this visual authenticity and erode the Island's competitive advantage in tourism. The Federation of PEI Municipalities and other policy briefs emphasize the need to prevent ribbon development along scenic highways to protect tourism assets.

Evidence from government, industry, and research over the last five years strongly supports the claim that agriculture is important to PEI's tourism economy. High-level strategic plans incorporate agriculture and food as central to tourism growth, and specific statistics illustrate substantial economic linkages. Tourists visit PEI for its beaches and heritage, but also for its fresh seafood dinners, farm-to-table cuisine, farmers' markets, and agricultural landscapes . Food-related spending by visitors injects tens of millions into the economy annually, making agriculture an integral part of tourism revenue and employment

While PEI's tourism industry has multiple facets (coastal attractions, culture, Anne of Green Gables, etc.), agriculture consistently emerges as a key pillar rather than an incidental player. The province's own branding as *Canada's Food Island* reflects a deliberate melding of the farm and travel sectors. Looking ahead, maintaining this synergy will require supportive policies (e.g. farmland protection, culinary infrastructure) to ensure that agriculture continues to thrive alongside tourism. Conversely, a decline in agriculture or loss of rural landscape would not only harm farm GDP but also diminish the unique character that draws visitors.

In summary, recent high-quality sources – from Tourism PEI and TIAPEI reports to academic and economic analyses – affirm that agriculture is both directly and indirectly vital to PEI's tourism economy. It provides the raw ingredients for memorable visitor experiences, fuels a significant share of tourism spending, and reinforces the Island's identity in a crowded travel market. Far from being separate silos, the success of tourism and agriculture in Prince Edward Island are tightly interlinked, each bolstering the other's economic and social value. This dual strength is a distinctive asset for PEI, underpinning growth in a sustainable, locally rooted way.

The impacts of agricultural land loss can be summarized as follows:

Challenge	Implication for Planning
Farmland loss	Reduces visual appeal and erodes the economic base for tourism
Rural sprawl	Threatens cohesive landscapes and drives infrastructure costs

Fragmentation of agricultural lands	Disrupts farm viability and long-term land stewardship

Planning Gaps, Secondary Homes and Development Pressure

Approximately 82 % of PEI's land–mostly rural and unincorporated areas–falls under provincial planning authority, leaving limited municipal oversight. Over the past decade more than 4,000 subdivision applications were approved, creating over 6,500 residential lots; roughly 70 % of those lots were in rural, unincorporated areas (State of the Island Report). Around 27 % of the Island's housing stock consists of secondary homes, many owned by non-residents. These factors contribute to development pressure on farmland, especially near coastal corridors. The opening of the Confederation Bridge in 1997 improved accessibility and spurred growth in tourism and population. According to the State of the Island report, without strategic planning, development can fragment farmland and diminish the rural landscapes that underpin both agriculture and tourism. While some rural development may support Agri-tourism (for example, farm stays or visitor accommodations), scattered subdivision activity erodes visual continuity and drives up infrastructure costs for government.

Planning Implications and Conclusion

The proposed 26-lot subdivision would convert fertile Class 2 farmland some of which is within a coastal buffer area to residential use. It would remove productive soils from agriculture, fragment the remaining land and introduce residential-agricultural conflicts. The site lies within the coastal policy belt, where vegetated buffers of at least 15 m–and in sensitive areas up to 60 m–are intended to protect waterways and coasts. Once developed, impervious surfaces and septic systems would increase runoff and undermine the buffer system designed to absorb pollutants and wave energy. Future homeowners may seek shoreline armouring to protect their property, and research shows that armouring accelerates erosion on beaches and adjacent properties. The Department of Transportation and Infrastructure has already identified geometric and sight-distance issues; meeting these requirements would require moving the access road, widening the right-of-way and creating drainage easements, further disturbing the landscape.

At a provincial level, PEI is losing farmland at an unsustainable rate. Between 2016 and 2021 the total farm area declined by 12.3 % and over the long term the province has lost roughly one-fifth of its farmland. Fragmentation reduces farm efficiency and increases conflict. Ribbon development along rural roads have long been recognized as a problem that consumes farmland and scenic views and produces car-dependent sprawl. Tourism, which contributes roughly 6 % of PEI's GDP and supports thousands of jobs, depends on the rural landscapes threatened by scattered subdivisions. Given these factors, approving the subdivision would have obvious and cumulative harmful effects on environmental protection, agricultural viability, public infrastructure costs and the Island's tourism economy. Under the Planning Act's statutory test, such impacts are detrimental.

The land is not subject to a land use bylaw which provides for flexibility for the final land use, and housing is required to meet the needs of Islanders. The province is also beginning a process to examine possible provincial land use policies but there is no estimate of when or if new provincial policies will be available to guide this site. In the absence of clear policies, the assessment of this property must be based on the "detrimental impacts" which cay be reduced with appropriate mitigation measures. Mitigations could include a clustered design, public buffer ownerships or other innovative approaches proposed by the developer.

In conclusion, the proposed 26-lot subdivision off Campbellton Road should be considered inconsistent with provincial policies aimed at protecting farmland and coastal areas. The development would convert high-quality agricultural land, potentially impact buffer zones, fragment the rural landscape and create long-term conflicts and infrastructure costs. Strategic land-use planning should instead focus on conserving prime farmland and directing residential growth toward serviced areas, or exploring conservation subdivision designs that cluster housing and preserve large contiguous farm blocks. Maintaining working landscapes is essential not only for food production but also for preserving the Island's identity and sustaining its tourism economy.

Sincerely,

Chrystal Fuller, LPP, RPP, MCIP
Brighter Community Planning & Consulting

Appendix A: Site Visit pictures

Site visit pictures from August 13th, 2024

Figure 1 - Subject property and view of salt marsh

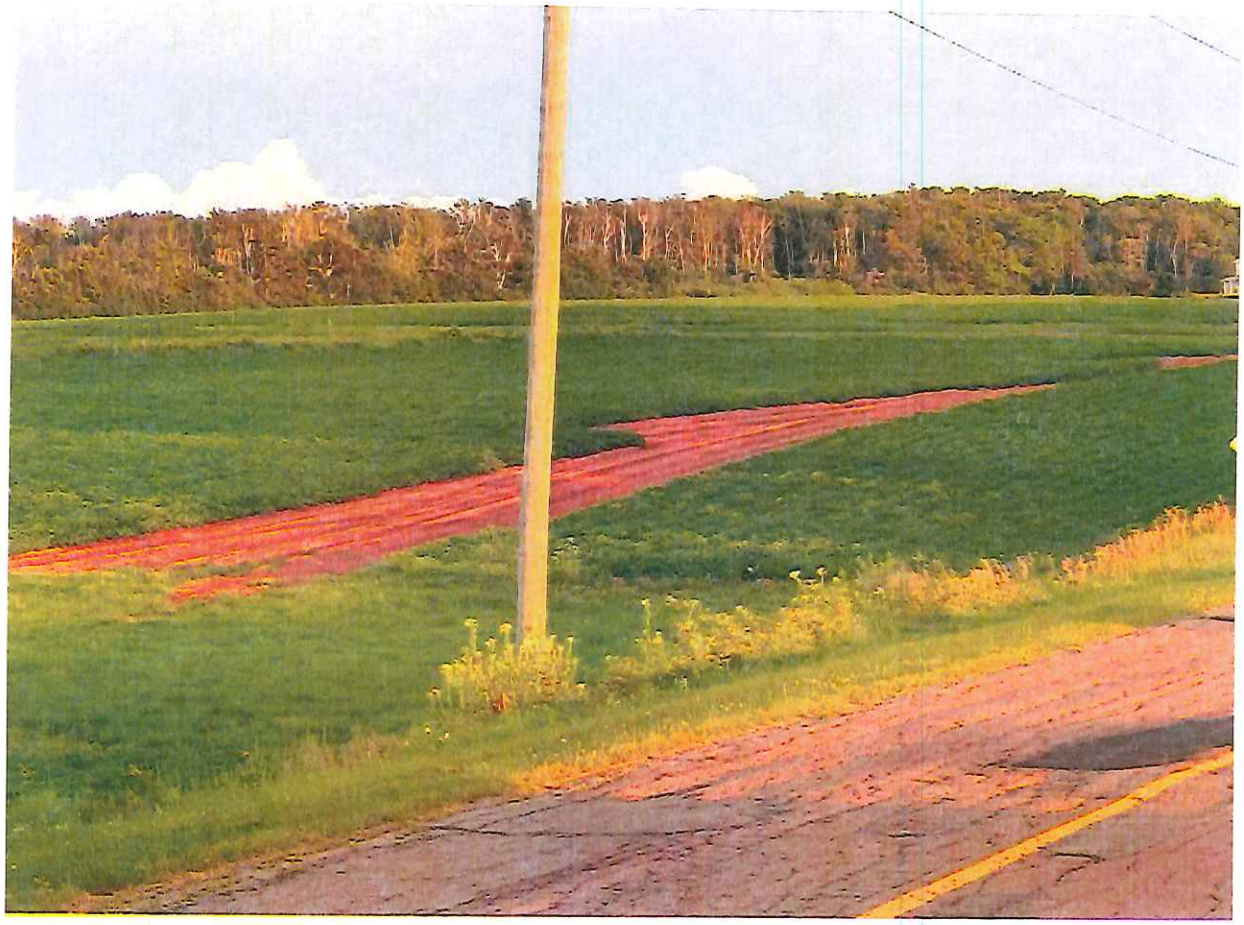


Figure 2 - Agricultural field directly across the Street on Campbellton Road

Figure 3 - Subject property with seasonal dwelling in background

Figure 4 - View of bank in front of subject property

Figure 5 – Close up views of coastal bank area

Outlook

Case # 25533, New London, Proposed 26 Lot Subdivision Application

From Eugene Lloyd <EMLLOYD@gov.pe.ca>
Date Thu 11/20/2025 3:40 PM
To sheldon@coulsonrealtyinc.com <sheldon@coulsonrealtyinc.com>
Bcc Shawn MacFarlane <smacfarlane@gov.pe.ca>; Christiana Tweedy <ctweedy@gov.pe.ca>

1 attachment (4 MB)
Case 25533 Decision Letter November 20 2025.pdf;

Good afternoon,

Please find attached the final decision letter for your application re: a 26 lot subdivision on PID 88567, New London.

Thank you

Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465
Fax: 902-368-5526

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

TAB

2

LA25025

RECEIVED
Dropbox
DEC 09 2025
2:50 PM
The Island Regulatory and Appeals Commission

Notice of Appeal

(Pursuant to Section 28 of the *Planning Act*)

TO: **The Island Regulatory and Appeals Commission**
National Bank Tower, Suite 501, 134 Kent Street
P.O. Box 577, Charlottetown PE C1A 7L1
Telephone: 902-892-3501 Toll free: 1-800-501-6268
Fax: 902-566-4076 Website: www.irac.pe.ca

NOTE:
Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of N/A (name of City, Town or Community) on the 20 day of November, 2025, wherein the Minister/Community Council made a decision to deny the subdivision Application for property having PID# 88567

(attach a copy of the decision).

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the ***Planning Act,*** the grounds for this appeal are as follows: (use separate page(s) if necessary)

- The Minister did not follow the proper process.
- The Minister failed to recognize the property's change of use to residential use.
- The Minister misapplied the test for sound planning.
- The Minister incorrectly found a deterimental impact by applying governement 'policies' that are neither laws nor part of the Planning Act, nor applicable.

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the ***Planning Act,*** I/we seek the following relief: (use separate page(s) if necessary)

- Approval of the Subdivison Application

or in the alternative,

- Preliminary approval of the subdivision, with conditions as appropriate under the Act

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

Name(s) of Appellant(s): Mike James & Sheldon Stewart (Please Print)

Signature(s) of Appellant(s): Andrew G. MacDonald for Applicants

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

City/Town: Summerside

Province: Prince Edward Island

Postal Code: C1N 5Y1

Email Address: andrew.macdonald@keymurraylaw.c

Telephone: (902)436-4632

Dated this 9 (day) **day of** December (month), 2025 (year).

IMPORTANT

Under Section 28.(6) of the ***Planning Act***, the Appellant must, within seven days of filing an appeal with the Commission serve a copy of the notice of appeal on the municipal council or the Minister as the case may be.

Service of the Notice of Appeal is the responsibility of the Appellant

Information on this Form is collected pursuant to the ***Planning Act*** and will be used by the Commission **in processing this appeal. For additional information, contact the Commission at 902-892-3501 or by email at info@irac.pe.ca.**

TAB

3

Subdivision of Land
And Change of Use Application

Prince Edward Island
CANADA

Please select the following that applies to your proposal:

- [x] Subdivide a parcel of land into smaller lots (26 lots)
- [ ] Change the current use of a parcel of land
- [ ] Change the use of an approved subdivision
- [ ] Consolidate multiple lots into one
- [ ] Appendage to a parcel/lot

RECEIVED
MAR 14 2025
Land Division
SUMMERSIDE

Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	$2922.50
Received:	
PIC Reviewed:	☑ Mar. 18/25 LH

Property Information:

Property Tax Number: 88567	**Community Name:** New London
Civic Address Number:	**Street Name:** Campbellton Road
Route No: 238	**Lot Number**— if applicable:

Property Owner Information:

Full Legal Name: Sheldon Stewart + Mike James		
Company Name:		
Street Address: PO Box 700		
Community: Kensington	**Province:** PE	**Postal Code:** C0B1M0
Email: sheldon@coulsonrealtyinc.com	**Phone:** 902-439-5046	

Applicant Information if different from Owner:

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

PAID
MAR 18 2025
Amount $2922.50
Receipt # 8435

What is the property currently used for?

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

Proposed use of the land:

Subdivide into a 26 lot subdivision

25533

A. SUBDIVISION OF LAND SECTION:

How many lots are you looking to create? 26

If 1 to 5 lots—please see detailed Additional Requirements listed in Section 1 on the next page

If 6 to More lots—please see detailed Additional Requirements listed in Section 2 on the next page

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

How will the proposed subdivision receive sewer service?

☒ New on-site septic ☐ Existing on-site system

☐ Municipal wastewater treatment ☐ Private Central Wastewater Treatment

How will the proposed subdivision receive its water supply?

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

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

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

B. CHANGE OF USE SECTION:

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

☐ Yes ☐ No

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

☐Residential (Single-unit) ☐Residential (Duplex) ☐Residential (Multi-unit) ☐Rental Accommodation

☐Commercial ☐ Industrial ☐Institutional ☐ Agriculture ☐Aquaculture/Fisheries ☐Forestry

☐ Recreational ☐Resource ☐ Home-Based Business ☐ Other:_____

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

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

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

SUBDIVISION OF LAND—REQUIREMENTS

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

With the completed application the following is required:

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

2) More than Five (5) Lots —(6 or more lots)

With the completed application the following is required:

a. **Preliminary Survey plan completed by a surveyor. Ensure the surveyor shows the following information in their Preliminary Survey Plan:**

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

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

For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies before contacting the applicant to advise the status and required next steps.

Declaration

I, Sheldon Stewart / Mike James hereby certify that I am (select one)

- [x] the registered owner of the land proposed for development
- [ ] authorized to act on behalf of the registered owner of the land proposed for development

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

Signatures

Registered Owner(s) _____ Date: March 14/25

or _____ Date: March 14/25

Written confirmation from the current property owner(s) allowing this Development Permit Application to proceed. This documented proof must be supplied at time of application. _____ Date: _____

Applicant: _____ Date: _____

Submit Applications to a Land Division office located at:

- Elmer J. Blanchard Building – 31 Gordon Drive, Charlottetown, PE
- Access PEI O'Leary – 45 East Dr, O'Leary, PE
- Access PEI Summerside – 120 Heather Moyse Dr, Summerside, PE
- Access PEI Montague – 41 Wood Islands Rd, Montague, PE

Office Use only

SUBDIVISION AND CHANGE OF USE FEES

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

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

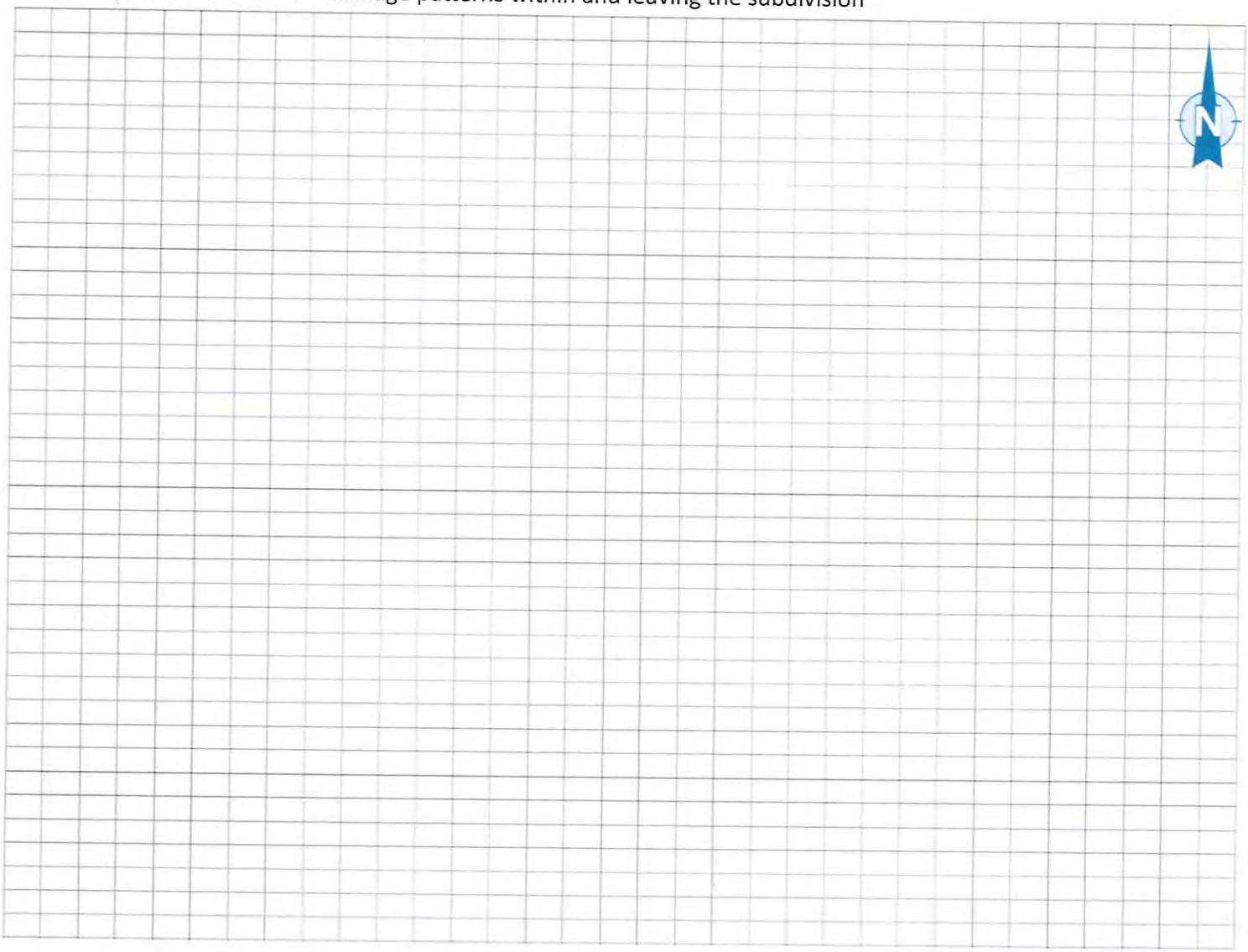
Disclaimer: This application may be transferred to the subject municipality for processing if jurisdictional planning areas change from the Province to the municipality.

Subdivision of Land (5 Lots or Less) or Change of Use Application Sketch

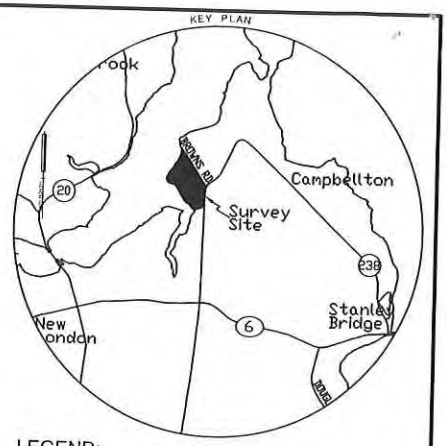
Pursuant to the Planning Act

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

- ☐ Property lines with their lengths (ft)
- ☐ Road(s) including their name(s)
- ☐ Location of driveway(s)
- ☐ Distance from centre of driveway(s) to the nearest neighbouring property line (ft)
- ☐ Right-of-ways on or adjacent to property
- ☐ The location and current use of all existing buildings or structures and within 100ft of the site
- ☐ All land proposed as open space, parks, recreation or other common areas
- ☐ Any watercourse, wetlands, top of bank, or sand dune located on property
- ☐ Arrow showing the natural slope of the land and the scale
- ☐ Proposed storm water drainage patterns within and leaving the subdivision



Property Owner's Signature or Applicant **Date**



LEGEND:

⊙ P.L.	PLACED SURVEY MARKER
⊙ F.D.	FOUND SURVEY MARKER
P.L.	PLACED
F.D.	FOUND
P.I.D. NO.	PROPERTY IDENTIFICATION NUMBER
SQ.M.	SQUARE METRES
U.M.	UNMONUMENTED POINT
O.H.W.M.	ORDINARY HIGH WATER MARK

NOTES:

THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.

CIRCLES SHOWN ARE 175' IN DIAMETER.

THE DESIGNATORS, LOTS 22-1 THRU 22-26, ORIGINATE WITH THIS DRAWING.

PRELIMINARY APPROVAL IS REQUESTED FOR LOTS 22-1 THRU 22-26.

LOCUS SURVEYS LTD.
18 PARK ROAD
P.O. BOX 35
KENSINGTON, P.E.I.
C0B 1M0
PHONE 902-836-3623

Preliminary Plan of Survey Showing LOTS 22-1 THRU 22-26, being a Subdivision of Lands of MIKE JAMES and SHELDON STEWART

PID 88567
NEW LONDON
LOT/TOWNSHIP 21
COUNTY OF QUEENS
PROVINCE OF PRINCE EDWARD ISLAND

PRELIMINARY - P04 DRAFT #4

0 20 40 80 120
SCALE: 1:2,000 (metric)

DATE: MARCH 6, 2025
DWG NO: 21044-P04
DRAWN BY : BPT

TAB

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Prince Edward Island
CANADA

Housing, Land and Communities

Logement, Terres et Communautés

Île-du-Prince-Édouard
CANADA

120 Heather Moyse Drive
Summerside
Prince Edward Island
Canada C1N 5Y8

120, promenade Heather Moyse
Summerside
Île-du-Prince-Édouard
Canada C1N 5Y8

November 25, 2024

Sheldon Stewart & Mike James
P.O. Box 700
Kensington, PE
C0B 1M0

Dear Applicant:

Subject:	**Application to Change the Use from an existing Resource (agriculture) Use to Residential (Single Unit Dwelling) Use**
Property ID :	**88567**
Property Location:	**Campbellton Road, New London, PE**
Our File References:	**Case 25172**

The Department of Housing, Land and Communities has granted **Approval** for the above noted application to change the use of an existing Resource (agriculture) Use parcel to Residential (Single Unit Dwelling) Use, Property # 88567, Campbellton Road, New London.

Approval Subject to Conditions

The change of use is approved pursuant to Section 29 of the *Planning Act* Subdivision and Development Regulations. The **Approval** is subject to the following conditions:

1. **A satisfactory site suitability assessment being required prior to the issuance of any development permits with the associated septic system being designed and installed in accordance with the *Water Act* Sewage Disposal System Regulations.**
2. **The installation of driveways (culverts) on public roads are the sole responsibility of the Department of Transportation and Infrastructure. A driveway will not be installed until the required fee is paid and a work order issued. Illegal driveways will be removed.**
3. **The *Environmental Protection Act* requires a minimum 15-meter buffer zone adjacent the watercourse/wetland located on this property. The applicant is advised that no development (including, but not limited to, the placement/construction of a building or other structure, the cutting of live trees/shrubs, the operation of heavy equipment and any excavation/disturbance of the ground) is permitted in a watercourse, wetland or buffer zone without a Watercourse, Wetland and Buffer Zone (WWBZ) Activity Permit. For information on permitting requirements or for assistance in determining the location of a watercourse, wetland or buffer zone, the applicant should contact the Department of Environment, Energy and Climate Action at (902)368-5700.**
4. **Additional approvals and/or permits may be required prior to the commencement of construction. This may include the requirement for a Building Permit and adherence to**

the National Building Code. For further information, please contact a Building Official at 902-368-5208.

5. **Any subdivision, intensity of use or use contrary to the land use outlined in this approval will require additional approvals from, but not limited to, the Department of Housing, Land and Communities.**
6. **Any surface water or storm water from this development must be properly addressed to ensure minimal detrimental impacts on adjacent lots, roadways, and environmentally sensitive areas.**

Notes:

1. Issuance of this change of use does not imply any warranty against damages related to weather and / or climate change, including, but not limited to, coastal erosion and flooding. Government shall not be liable for any claims, demands, losses, costs, damages, actions, suits or proceedings of every nature and kind whatsoever arising out of or resulting from the issuance of this change of use or which may occur to this parcel of land as a result of damages related to weather and / or climate change.
2. This change of use approval has been issued in a geographic area which does not have land zoning. The area may include existing or future residential, commercial, agricultural, forestry, fishing, aquaculture, tourism, industrial or institutional uses which may influence the use of the site for which the approval has been issued.

D. Right of Appeal

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

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

If you have any questions regarding this decision, contact me at emlloyd@gov.pe.ca.

Sincerely,

Eugene Lloyd
Mnager of Development Control

TAB

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PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: Sheldon Stewart & Mike James
SUBDIVISION CASE # 25533
PROPERTY # 88567

LOCATION: New London
DEVELOPMENT PERMIT # n/a
DATE OF INSPECTION April 14, 20225 & October 20, 2025

Section 2 – Property Information - FLEXVIEW

1. Is the property identified? Attach confirmation. IRAC ☑ No ☐ Yes – EC Order: _____
2. Is the property in a Special Planning Area? ☐ No ☑ Yes – SPA: Princetown Point
   a. Is the property considered existing in that SPA (before 1994) ? ☐ No ☑ Yes
3. Is the property in a municipality with its own official plans and bylaws? ☑ No ☐ Yes – Municipality: _____
4. The property has a: ☐ stream ☑ wetland ☑ watercourse ☐ pond ☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
5. Does the property have poorly or imperfectly drained soils? ☑ No ☐ Yes
6. Are there any existing structures on the property? ☑ No ☐ Yes
7. Existing land use Resource (agriculture) Proposed land use Residential Use (26 Lots)
8. Is the lot existing? (created before 1979) ☐ No ☑ Yes _____
   a. If no, First Lot Off (1979 to 1993 to 2002) ☐ No N/A ☐ Yes
   b. If no, Over 10 Acres (1979 to 2002) ☐ No N/A ☐ Yes
9. Was the lot approved previously? ☐ No ☐ Yes
   Case # 25172 Lot # _____ Approved Use Residential
10. Is a Coastal Hazard Assessment required? ☐ No ☑ Yes ☐ N/A
    Average Erosion Rate 8cm/year Calculated Setback Distance 75 feet
11. Reference Cases:
    25172

Section 3 – Soil & Septic Information - ENVIRO

a) What is the soil categorization? Category II Permit # _____
b) Previously Assessed? No Case # _____ Assumed Permeable Soil Average >30cm
   Assessor Stantec Registered Document # _____
c) If multi-lot subdivision, has an SSA been submitted for each lot? ☐ No ☑ Yes ☐ N/A
d) Is there an existing septic system on site? ☑ No ☐ Yes ☐ N/A
e) Has a Sewage Disposal Form been submitted? ☑ No ☐ Yes ☐ N/A
f) Does the existing septic exceed 1500 gallons / day ☑ No ☐ Yes ☐ N/A

Section 4 – Road Information - DTI MAP

a) Name of highway Campbellton Road/Browns Road Route # _____
b) Highway classification ☐ Arterial ☐ Arterial 2 ☑ Seasonal ☐ Collector ☐ C1 ☑ C2 ☐ C3 ☐ Subdivision ☐ Heritage ☐ Private ☐ Infilling ☐ Other:
c) Is an EWP required? (Seasonal/Arterial) ☐ No ☑ Yes
d) Is the proposal to access a new private road? ☐ No ☑ Yes
   a. If yes: Has the road name been approved by 911? ☑ No ☐ Yes
      i. Road Name: Not requested
e) # of lots approved of private road since 2009? 0 —
   a. If over 5 lots – Road upgrade may be required.
f) Highway access (culvert) ☑ new culvert required ☐ existing entrance ☐ relocate existing entrance

Notes:
Proposes subdivision road will access both the Campbellton Road and the Browns Road

Section 5 – Building Information

a) Will the proposal meet the minimum building setbacks? ☑ No ☐ Yes

b) Will a variance be required? ☑ No N/A ☐ Yes

Section 6 – Comments

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

a.	Coastal Properties	☐ No	☑ Yes	☐ N/A	Notes: 8cm/year average
b.	Fire Marshal's Office	☑ No	☐ Yes	☐ N/A	Notes:
c.	Environment	☐ No	☑ Yes	☐ N/A	Notes: Wetland in SE corner. 15m buffer zone needed
d.	Environmental Health	☑ No	☐ Yes	☐ N/A	Notes:
e.	Transportation	☐ No	☑ Yes	☐ N/A	Notes: Suggested changes to alignment and drainage easements
f.	Planning	☐ No	☑ Yes	☐ N/A	Notes: Recommended Denial - Off-Island Planner used
g.	Building Code	☑ No	☐ Yes	☐ N/A	Notes:
h.	Water Quality	☑ No	☐ Yes	☐ N/A	Notes: As denial is recommended, no need for comments on water quality
i.	Other:_____	☑ No	☐ Yes	☐ N/A	Notes:

Section 6 – Additional Information

a) Does the proposal exceed 2 lots since 1993? ☐ No ☑ Yes

a. If yes, has the proposal been circulated to the Hydrogeologist? ☑ No ☐ Yes

b) Does the proposal exceed 5 lots since 1993? ☐ No ☑ Yes

a. If yes, there may be requirements for incremental subdivision. Open Space, etc.

c) Is a survey plan required? ☐ No ☐ Over 10 acres ☑ Yes – Sent with Application

d) Will this plan supersede or supplement a previously approved file? ☑ No ☐ Yes Plan:_____

Notes:

- The proposal is to further subdivide a 30 acre parcel approved for residential use under Case 25172. This parcel is/was an active agricultural parcel along the Southwest River. The lot design and layout requires access to Campbellton Road (C2) and Browns Road (Seasonal).
- The external planner noted several concerns with the proposal including the detrimental impacts on surrounding land use, the environment, incompatibility with surrounding land uses, coastal development issues with erosion, run-off, potential for elevated sea levels and the loss of good agricultural land which would also impact tourism on PEI

Section 7 – Decision and Sign Off

a) Immediately prior to final approval, has the identification status been confirmed? ☐ Yes

b) Decision: ☐ Approve ☑ Deny

a. If Denied: Please indicate which sections of PASDRs:

3.(1)(a) & (d), 13.(a), (b), (g) & (j) And other planning concerns based on the report by Chrystal Fuller

Eugene Lloyd

Officer

November 3, 2025

Date

TAB

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TAB

A

Outlook

RE: Proposed 26 Lot subdivision - PID 88567, New London, Sheldon Stewart and Mike James

From Dale Thompson <DETHOMPSON@gov.pe.ca>
Date Thu 5/1/2025 9:52 AM
To Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc Hannah Jenkins <hljenkins@gov.pe.ca>

1 attachment (187 KB)
Stewart, James, New London, PID # 88567 - COM.pdf;

Hi Eugene,
I got a look at this property yesterday and can confirm that there are no unmapped protected environmental features; pls see comments attached. You may want to have Morley review re: servicing but I will leave that to your expertise.
Tks, Dale

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

From: Hannah Jenkins <hljenkins@gov.pe.ca>
Sent: Wednesday, April 9, 2025 8:32 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>; Dale Thompson <DETHOMPSON@gov.pe.ca>
Subject: Re: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Hi Eugene,

I'll ensure this file is put at the top of the list this spring.

Thanks,
Hannah

Get Outlook for iOS

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Wednesday, April 9, 2025 8:29:42 AM
To: Hannah Jenkins <hljenkins@gov.pe.ca>
Subject: Fw: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Good morning,

This file is very complicated and has already gone through IRAC! I'm wondering/hoping/asking, if this one could be given some priority when the time opened up where it can be properly assessed. I realize

you have many on the list and this appears to have just come in, but it is part of a file that was started over 2 years ago. I think Dale already provided some initial comments at that time and we are aware of potential wetland issues in the southern portion of the property.

Thoughts?

Thank you

Eugene Lloyd

Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465
Fax: 902-368-5526

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

From: Dale Thompson <DETHOMPSON@gov.pe.ca>
Sent: Monday, April 7, 2025 8:50 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Hannah Jenkins <hljenkins@gov.pe.ca>
Subject: RE: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Hi Eugene,
There are potential areas of concern that could impact on 2 of the proposed lots; we will add to our list for a spring inspection,
Tks, Dale

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

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Wednesday, April 2, 2025 4:27 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>; Brett Wallace <bawallace@gov.pe.ca>; Hannah Jenkins <hljenkins@gov.pe.ca>
Subject: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Good afternoon,

Please find the attached application for subdivision of 26 residential lots from an existing agricultural field in new London. It appears to front on a watercourse, could contain a small amount of wetland, may be at moderate to high risk of flooding and has frontage on two public roads, one of which may be non-essential or seasonal.

Please provide any comments you may have. If you require additional information or clarification, do not hesitate to reach out to me.

Thank you

Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465
Fax: 902-368-5526

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

Environment, Energy and Climate Action

Environnement, Énergie et Action climatique

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

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

INTEROFFICE MEMORANDUM

To: Eugene Lloyd
Subject: **Case # 25533 – Stewart, James, New London, PID # 88567**
Date: May 1, 2025

The Environmental Land Management (ELM) Section has reviewed the above noted Subdivision of Land and Change of Use Application dated March 14, 2025. We understand that the applicant proposes to subdivide PID # 88567 into 26 residential lots, each to be serviced by an individual well and septic system.

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

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

Thank you for submitting the application for review. If you have questions feel free to contact me at dethompson@gov.pe.ca or (902)368-5049.

Dale Thompson
Environmental Assessment Officer

TAB

B

Outlook

RE: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

From Brett Wallace <bawallace@gov.pe.ca>
Date Thu 5/29/2025 10:28 AM
To Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc Cole Hawes <cphawes@gov.pe.ca>

2 attachments (1 MB)
email_2024.10.22_DTI_to_HLC - DTI Comments.pdf; prelim plan - DTI Comments.pdf;

Hi Eugene,

Please see DTI's comments for this proposed subdivision that were provided in October of last year. These comments were also provided to Alex.

Please let us know if you need anything else at this time.

Thanks,

Brett A. Wallace, P.Eng.
Acting Traffic Operations Engineer
Transportation & Infrastructure

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Thursday, May 29, 2025 9:29 AM
To: Brett Wallace <bawallace@gov.pe.ca>
Subject: Re: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Good morning Brett,

I'm going to ask one more time for some information on this file from a DTI perspective! I've sent requests on April 2, May 5 and May 14th and still no response. This is a very complex file that needs to be reviewed by an out of Province planner and to do that, requires comments from your Department. If there are any access or road issues, we need to know that before I send it along to the planner so we can try to mitigate any of those issues first.

This is a very high priority file that needs some attention! I've already received comments from EECA weeks ago.

Is there anything you can provide to me on this proposal? Even on the safety of the proposed accesses and any access to the secondary, potentially seasonal or non-essential road?

Thank you

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Wednesday, May 14, 2025 8:11 AM
To: Brett Wallace <bawallace@gov.pe.ca>
Subject: Re: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Good morning,

Still awaiting anything you might have on this! Shawn seems to think that Trevor was out and there may be an issue with access? I'd like to get this information as soon as possible before this file also becomes an issue.

Thank you

Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465
Fax: 902-368-5526

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

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Monday, May 5, 2025 2:16 PM
To: Brett Wallace <bawallace@gov.pe.ca>
Subject: Fw: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Good afternoon,

Just following up on this one. Do you have any preliminary comments I could share with our planner? We are hiring an external planner to review but I wanted some additional information form DTI and EECA before I sent the file to her.

Any thoughts you may have on this would be greatly appreciated.

Thank you

Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465

Fax: 902-368-5526

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

From: Eugene Lloyd
Sent: Wednesday, April 2, 2025 4:26 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>; Brett Wallace <bawallace@gov.pe.ca>; Hannah Jenkins <hljenkins@gov.pe.ca>
Subject: Proposed 26 Loy subdivision - PID 88567, New London, Sheldon Stewart and Mike James

Good afternoon,

Please find the attached application for subdivision of 26 residential lots from an existing agricultural field in new London. It appears to front on a watercourse, could contain a small amount of wetland, may be at moderate to high risk of flooding and has frontage on two public roads, one of which may be non-essential or seasonal.

Please provide any comments you may have. If you require additional information or clarification, do not hesitate to reach out to me.

Thank you

Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465
Fax: 902-368-5526

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

From: Matt Langille
To: Shawn MacFarlane; Alex O"Hara
Cc: Megan Williams; Stephen Szwarc; Matthew Fortier; Brett Wallace
Subject: RE: Case 25172 PID 88567 New London (Browns Road) (4805.30/2024-Q-027) - SD 1034
Date: Tuesday, October 22, 2024 3:34:00 PM
Attachments: prelim plan - DTI Comments.pdf

Hello,

Please see attached DTI's preliminary comments. Note that the proposed access off Browns Road does not have adequate SSD.

Thanks,

Matt Langille, P.Eng.
Asst. Traffic Data Engineer
Transportation & Infrastructure
902-218-0738 (cell)

From: Brett Wallace <bawallace@gov.pe.ca>
Sent: Monday, October 21, 2024 12:53 PM
To: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Alex O'Hara <amohara@gov.pe.ca>
Cc: Megan Williams <mrwilliams@gov.pe.ca>; Stephen Szwarc <SJSZWARC@gov.pe.ca>; Matthew Fortier <mfortier@gov.pe.ca>; Matt Langille <mlangille@gov.pe.ca>
Subject: RE: Case 25172 PID 88567 New London (Browns Road) (4805.30/2024-Q-027)

Okay, thanks Shawn,

We'll review in more detail and provide comments regarding the proposed subdivision road. At this point we'll assume that the subdivision road will remain private unless notified otherwise.

Regards,

Brett A. Wallace, P.Eng.
Traffic Data Engineer
Transportation & Infrastructure

From: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Sent: Monday, October 21, 2024 12:12 PM
To: Alex O'Hara <amohara@gov.pe.ca>; Brett Wallace <bawallace@gov.pe.ca>
Cc: Megan Williams <mrwilliams@gov.pe.ca>; Stephen Szwarc <SJSZWARC@gov.pe.ca>; Matthew Fortier <mfortier@gov.pe.ca>; Matt Langille <mlangille@gov.pe.ca>
Subject: RE: Case 25172 PID 88567 New London (Browns Road) (4805.30/2024-Q-027)

The standard of the road was not discussed. The application does check Private Road and the

distribution of lots would lead me to believe that keeping it private would be their intention. However, I do not have confirmation of this.

Let me know if you need anything else.

Thanks,
Shawn

From: Alex O'Hara <amohara@gov.pe.ca>
Sent: Monday, October 21, 2024 12:00 PM
To: Brett Wallace <bawallace@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Megan Williams <mrwilliams@gov.pe.ca>; Stephen Szwarc <SJSZWARC@gov.pe.ca>; Matthew Fortier <mfortier@gov.pe.ca>; Matt Langille <mlangille@gov.pe.ca>
Subject: RE: Case 25172 PID 88567 New London (Browns Road) (4805.30/2024-Q-027)

Good morning, Brett.

It appears to be designed to have 20 lots access the new proposed road and 6 to come off the seasonal road (Browns Road) meaning that the legal requirement to make the new road public is avoided. I will wait for Shawn to respond to confirm.

Kind regards,

Alex

From: Brett Wallace <bawallace@gov.pe.ca>
Sent: Monday, October 21, 2024 11:47 AM
To: Alex O'Hara <amohara@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Megan Williams <mrwilliams@gov.pe.ca>; Stephen Szwarc <SJSZWARC@gov.pe.ca>; Matthew Fortier <mfortier@gov.pe.ca>; Matt Langille <mlangille@gov.pe.ca>
Subject: RE: Case 25172 PID 88567 New London (Browns Road) (4805.30/2024-Q-027)

Alex,

Do you know if the developers plan to make the new subdivision road public, or will it remain private?

Thanks,

Brett A. Wallace, P.Eng.
Traffic Data Engineer

Transportation & Infrastructure

From: Matthew Fortier <mfortier@gov.pe.ca>
Sent: Monday, October 21, 2024 10:12 AM
To: Alex O'Hara <amohara@gov.pe.ca>; Brett Wallace <bawallace@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Megan Williams <mrwilliams@gov.pe.ca>; Stephen Szwarc <SJSZWARC@gov.pe.ca>
Subject: RE: Case 25172 PID 88567 New London (Browns Road)

Good morning Alex,

In general any development on a seasonal road may increase pressure on government to upgrade the road, however that is not always the case.

HMD provides maintenance on seasonal roads between mid May and mid October (Weather depending). We often tell homeowners who choose to live year round on a seasonal road that they can hire a plow contractor at their expense. This can often be a smaller tractor blower etc. They also have to have approval from out Department's Environment Management Section (EMS) that there are no environmental sensitive areas that might be affected with maintaining the road year round. Homeowners/landowners would also need to sign a waiver with his section (EMS) which states that any damage to the roadway caused by the plow will be your responsibility to repair in the spring.

In this particular case I think with the number of lots likely to access this seasonal road it would place pressure on government to have the road upgraded.

Thanks,
Matt

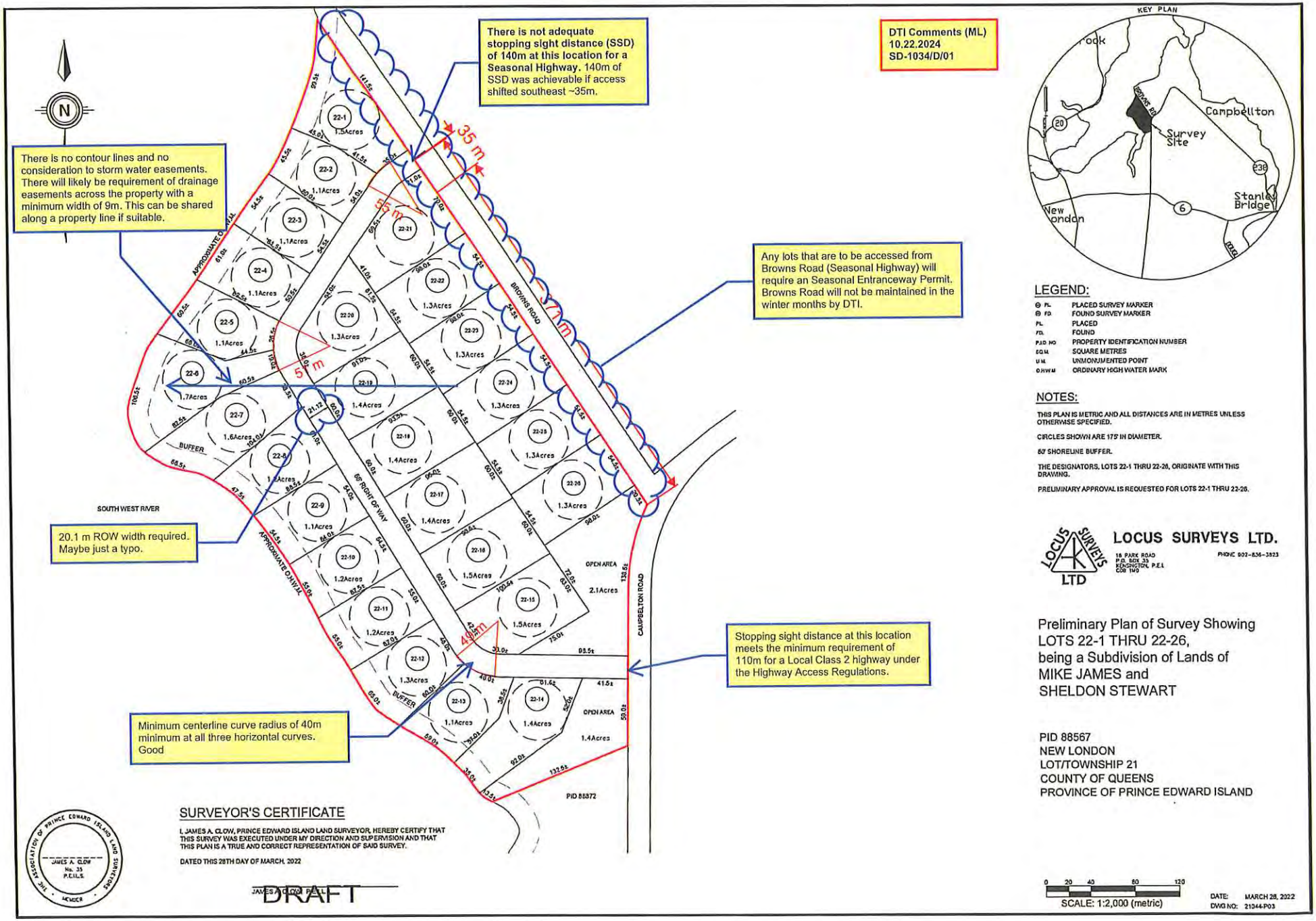
From: Alex O'Hara <amohara@gov.pe.ca>
Sent: Monday, October 21, 2024 9:13 AM
To: Brett Wallace <bawallace@gov.pe.ca>; Matthew Fortier <mfortier@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Megan Williams <mrwilliams@gov.pe.ca>
Subject: Case 25172 PID 88567 New London (Browns Road)

Good morning, Brett and Matt.

I hope you had a good weekend. Could you let me know, in your opinion, if approving the attached subdivision on Browns Rd (Seasonal), New London, would place pressure on government to upgrade the road?

Kind regards,

Alex O'Hara, RPP, MCIP, MRTPI, MIPI, AssocRICS, CAHP-Intern, EPt, MSci
Land Use and Planning Act Specialist
Department of Housing, Land and Communities
31 Gordon Drive
Charlottetown PE | C1A 6B8 Canada
Phone: (902) 368-6178 | Cell: (902) 213-5544
Email: amohara@gov.pe.ca | www.princeedwardisland.ca


There is not adequate stopping sight distance (SSD) of 140m at this location for a Seasonal Highway. 140m of SSD was achievable if access shifted southeast ~35m.
DTI Comments (ML)
10.22.2024
SD-1034/D/01
There is no contour lines and no consideration to storm water easements. There will likely be requirement of drainage easements across the property with a minimum width of 9m. This can be shared along a property line if suitable.
Any lots that are to be accessed from Browns Road (Seasonal Highway) will require an Seasonal Entranceway Permit. Browns Road will not be maintained in the winter months by DTI.
20.1 m ROW width required. Maybe just a typo.
Stopping sight distance at this location meets the minimum requirement of 110m for a Local Class 2 highway under the Highway Access Regulations.
Minimum centerline curve radius of 40m minimum at all three horizontal curves. Good
35 m
55 m
57 m
71m
40m
BROWNS ROAD
CAMPBELLTON ROAD
69' RIGHT OF WAY
SOUTH WEST RIVER
BUFFER
OPEN AREA
PID 88372
KEY PLAN
Campbellton
Survey Site
New London
Stanley Bridge
LEGEND:
PL PLACED SURVEY MARKER
FD FOUND SURVEY MARKER
PLACED
FOUND
PID NO PROPERTY IDENTIFICATION NUMBER
SQ.M. SQUARE METRES
U.M. UNMONUMENTED POINT
O.H.W.M ORDINARY HIGH WATER MARK
NOTES:
THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.
CIRCLES SHOWN ARE 175' IN DIAMETER.
60' SHORELINE BUFFER.
THE DESIGNATORS, LOTS 22-1 THRU 22-26, ORIGINATE WITH THIS DRAWING.
PRELIMINARY APPROVAL IS REQUESTED FOR LOTS 22-1 THRU 22-26.
LOCUS SURVEYS LTD.
16 PARK ROAD
P.O. BOX 33
KENSINGTON, P.E.I.
C0B 1M0
PHONE 902-836-3823
Preliminary Plan of Survey Showing
LOTS 22-1 THRU 22-26,
being a Subdivision of Lands of
MIKE JAMES and
SHELDON STEWART
PID 88567
NEW LONDON
LOT/TOWNSHIP 21
COUNTY OF QUEENS
PROVINCE OF PRINCE EDWARD ISLAND
SURVEYOR'S CERTIFICATE
I, JAMES A. CLOW, PRINCE EDWARD ISLAND LAND SURVEYOR, 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.
DATED THIS 28TH DAY OF MARCH, 2022
JAMES A. CLOW P.E.I.L.S.
DRAFT
JAMES A. CLOW No. 35 P.E.I.L.S.
SCALE: 1:2,000 (metric)
DATE: MARCH 28, 2022
DWG NO: 21044-P03

TAB

C

Outlook

Coastal Hazard Assessment (CHA) PID 88567

From coastalproperty <coastalproperty@gov.pe.ca>
Date Mon 7/28/2025 3:51 PM
To Eugene Lloyd <EMLLOYD@gov.pe.ca>

2 attachments (505 KB)
CHA PID 88567 Map.pdf; CHA PID #88567.pdf;

Hi,

Please find attached the Coastal Hazard Assessment (CHA) for PID 88567 along with a map of the property.

Feel free to contact me if you have any questions.

Have a great day!

Caitlynn Macdonald

COASTAL HAZARD ASSESSMENT

A Coastal Hazard Assessment provides information on a property's potential erosion and flood hazards. Actual or potential damage to all property assets is beyond the scope of this assessment. This includes, but is not limited to, building structures and on-site services. The CHA should not be considered a definitive statement as to where and when future damage may occur.

Please consider taking the following steps before you develop or subdivide a coastal property:
Think about how long you want the development to last, how much is being invested, and how comfortable you are with the risk.
Learn about previous erosion and flood damage to the property and
Ensure new builds, retrofits, and materials being used are accounting for future climate considerations by designing for future flood and erosion events.

PROPERTY INFORMATION

Property Identification Number (PID)	88567		
Civic Address/Lot Number	BROWNS RD		
Community/Municipality	New London / New London		
Shoreline Classification Type	Bluff, Estuary exposure		
Watershed Name	Macintyres Creek	Watershed ID	WS 159

COASTAL EROSION CLASSIFICATION

By using the historical (1968-2020) rate of erosion, the level of hazard can be attributed to an individual property. Hazard classifications are as follows:

High Erosion Hazard	more than 90 cm/yr
Moderate Erosion Hazard	30-90 cm/yr
Low Erosion Hazard	less than 30 cm/yr

Please note that:
If the coastline has been altered (e.g., shoreline amouring) the historical rate of erosion may not accurately reflect current conditions.
The historical rate of erosion is currently not available for coastlines adjacent to salt marshes

COASTAL EROSION HAZARD ASSESSMENT	
Average Coastal Erosion Rate (cm/year)	8.00
Maximum Coastal Erosion Rate (cm/year)	26.00
Coastal Erosion Hazard Classification	Low
Comments:	This assessment is based on historical coastal change (1968-2020) and is likely to be an underrepresentation of the future erosion rate (as the climate changes, the erosion rate is likely to increase). When the average historical rate of coastal change is between 0-30cm/yr it is considered low risk; between 30-90cm/yr it is considered moderate risk; and greater than 90cm/yr is high risk. This property is partially fronted by a saltmarsh, which is not included in the determination of the average and maximum erosion rates.

COASTAL FLOOD HAZARD CLASSIFICATION

High Flood Hazard:

This area of the property falls within the current (2020) coastal floodplain. This low-lying coastal land may experience flooding now during extreme storm events and will be impacted more often as sea level rises and storm water levels reach higher elevations more frequently. As mean sea level continues to rise, a portion of this area will be permanently inundated by sea water during regular high tides.

Moderate-High Flood Hazard:

This area of the property falls within the 2050 coastal floodplain. It is less likely that this area will experience flooding now, but the likelihood of flooding during an extreme storm event will increase over time.

Moderate-Low Hazard:

This area of the property falls within the 2100 coastal floodplain. It is unlikely that this area will experience coastal flooding now, but the likelihood of flooding during an extreme storm event will increase over time.

Minimal Flood Hazard:

This area of the property is elevated above the 2100 coastal floodplain.

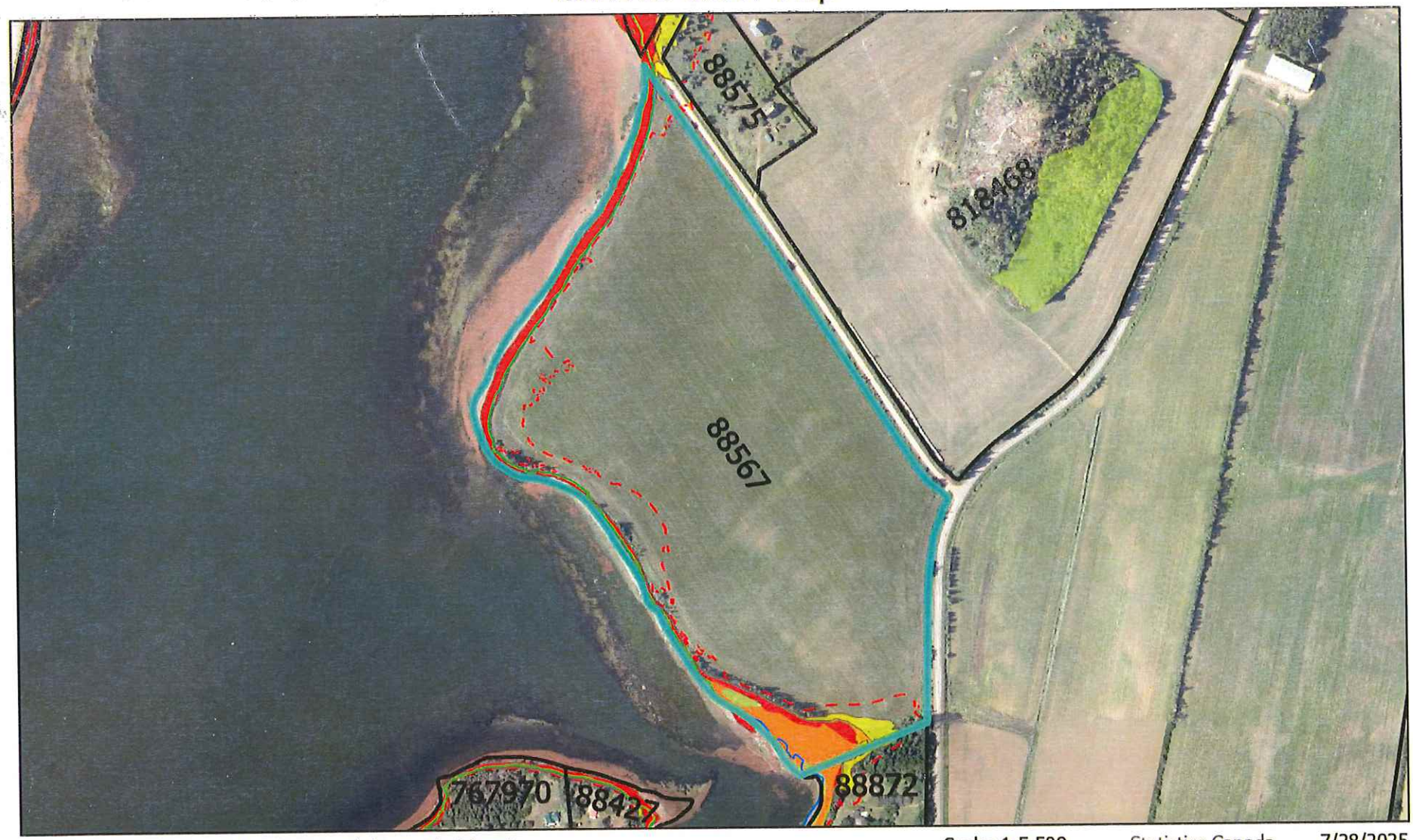
A worst-case-scenario designated flood elevation, indicating an additional 0.65m of sea level rise, is also provided on the CHA map of the property. All land above this elevation is considered outside the coastal flood hazard zone.

COASTAL FLOOD HAZARD ASSESSMENT	
	Approximate proportion (%) of the property within each flood hazard zone
High Food Hazard	5
Moderate-High Flood Hazard	0
Moderate-Low Flood Hazard	<5
Minimal Flood Hazard	>90

Comments: Approximately 5% of this property falls within the High Flood Hazard Zone, 0% falls within the Moderate-High Flood Hazard Zone, <5% falls within the Moderate-Low Flood Hazard Zone, and >90% falls within the Minimal Flood Hazard Zone.
If available, local knowledge of previous occurrences of flooding will also help to inform the property owner regarding current and future flood risk.
A portion of this parcel is saltmarsh, which is expected to expand (inland) as sea level continues to rise.

If you require additional information to support detailed design criteria, such as risk tolerance and minimum design standard threshold, a Watershed Flood Project Report (WFPR) is available to download from: www.princeedwardisland.ca/coastalhazards.

CHA PID 88567 Map



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

Scale: 1:5,500 Statistics Canada 7/28/2025

Structure

Wetlands and HydroNetwork

NO OPEN WATER OR MARSH COMPONENT

Coastal Change

Accretion

Low Erosion Risk (0-30cm/yr)

Coastal Properties

Properties

Flood Plains

High Flood Hazard (2020)

Moderate-High Flood Hazard (2050)

Moderate-Low Hazard (2100)

Extreme Flood Scenario

0 0.05 0.1 0.2 Miles

0 0.07 0.15 0.3 Kilometers

TAB

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TAB

A

Outlook

Re: Subdivision Application - New London Case # 25533, Stewart/James

From Eugene Lloyd <EMLLOYD@gov.pe.ca>
Date Wed 6/4/2025 8:00 AM
To Chrystal Fuller <chrystal@brighterplanning.ca>

That would be fine. Thank you.

Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465
Fax: 902-368-5526

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

From: Chrystal Fuller <chrystal@brighterplanning.ca>
Sent: Tuesday, June 3, 2025 4:29 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Subject: RE: Subdivision Application - New London Case # 25533, Stewart/James

Hi there Eugene,

I am tied up for a couple of weeks but can look at it later in June. Does that work?

Chrystal Fuller, LPP, RPP, MCIP
Principal, Brighter Community Planning & Consulting
80 Water Street
Windsor, NS
902-790-0664

brighter community
PLANNING & CONSULTING

http://www.brighterplanning.ca

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: June 3, 2025 2:31 PM
To: Chrystal Fuller <chrystal@brighterplanning.ca>
Subject: Subdivision Application - New London Case # 25533, Stewart/James

Good afternoon,

Hope your Spring is going well.

We spoke about this proposal back in the winter and we now have an application for a 26-lot subdivision on the property. We received this application a few months ago but I was waiting to gather some information from other departments prior to sending it along to you for review.

I am assuming you are still in agreement with reviewing this subdivision proposal on behalf of Government thus I am attaching the most updated information including the new application and information from both the Department of Environment and the Department of Transportation.

Please let me know if you are still available or if you have any further questions or concerns.

Thank you

Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
Phone: 902-368-4465
Fax: 902-368-5526

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

TAB

8

TAB

A

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

Property Assessment Information Listing
Assessment Year (2025)

2025-03-18 10:03:56

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
88567	N/A	0011L61F4	NEW LONDON	MIKE JAMES & SHELDON STEWART PO BOX 700 KENSINGTON PE C0B 1M0

School District: 2092
Work Unit: 2625
Lot/Township #: 21
School Unit #: 2

Parcel & Lease

Account Status: A
Farm Quality: N
Municipality: New London
Region Number: 2
Assessor: KELLY JOHN MICHAEL
% in Municip: 100
Spec Prop Code:
MHI Number:
Owner ID Code:
Ownership Code: A01
Tax Exempt Code:

Acreage

40.0

Assessment Values (2025)

		Taxable
Commercial:	$0.00	$0.00
Non-Commercial:	$386,300.00	$386,300.00
Residental:	$0.00	$0.00
Farm:	$0.00	$0.00

Buildings

Line No: **Building Type:**

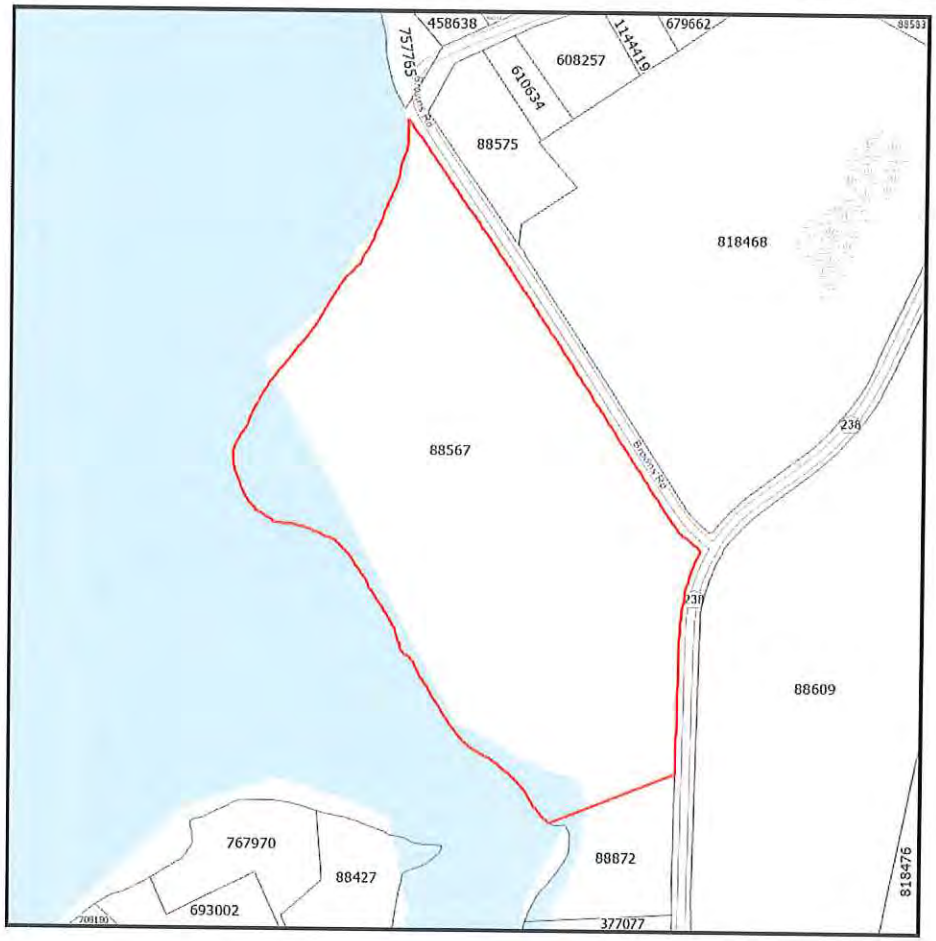
Designated Taxpayer & Mailing Address

MIKE JAMES & SHELDON STEWART
KENSINGTON PE
PO BOX 700 C0B 1M0

Dates

Last Inspection: 21-AUG-90
Last Owner Chg: 15-DEC-21
Initially Filed: 01-JAN-00
Dormant:

Map



Parcel

88567

Original Parcel Number

N/A

Property Location

--

Owner Name

MIKE JAMES & SHELDON STEWART

Acreage

40.0

Disclaimer

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
88567	N/A	0011L61F4	NEW LONDON	MIKE JAMES & SHELDON STEWART PO BOX 700 KENSINGTON PE C0B 1M0

DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber/Book	Folio/Page	Consideration
2022	DEED	11	4295	5961		$0.00
2021	OTHER ASSIGNMENTS	68	11924	5934		
2021	MORTGAGE	51	11923	5934		
2021	DEED	11	11922	5934		$1,035,000.00
2018	DEED	11	7012	5728		$0.00
1995	DEED	11	19951338	718	8	
1994	DEED	11	19941338	718	8	
1993	DEED	11	19930648	683	80	
1992	DEED	11	19928142	681	68	
1992	DEED	11	19928141	681	67	
1989	DEED	11	19890864	544	83	
1989	POWER OF ATTORNEY	35	19890862	544	81	
1973	DEED	11	19732252			

1972 DEED 11 19724813 179 762

TAB

B

March 18, 2025

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

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

15m Buffer	No	L Access	Resource	Service
Civic Address	Yes	Collector	Ramp	Remove
Property Boundary	Watercourse	Local 1	Federal	
Wetland	Arterial	Local 2	Private	
Special Planning Area	2nd Arterial	Local 3	Residential	

0 0.05 0.1 0.2 Miles

0 0.1 0.2 0.4 Kilometers

Scale: 1:9,028

TAB

C

Environment

March 18, 2025 This map is not intended for legal description or to calculate exact land dimensions.

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

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

0 0.05 0.1 0.2 Miles

0 0.1 0.2 0.4 Kilometers

Scale: 1:9,028

TAB

D

Stantec Consulting Ltd.
165 Maple Hills Avenue, Charlottetown PE C1C 1N9

July 18, 2022
File: 121623849

Attention: Mr. Sheldon Stewart
Mike James and Sheldon Stewart
PO Box 700
Kensington PE C0B 1M0

Dear Mr. Stewart,

Reference: Lot Classification for Onsite Sewage Disposal – Proposed 26-Lot Subdivision, PID 88567, Campbellton Road, New London, PE

This report contains the findings of the subsurface investigation carried out at the above noted site, in accordance with your email request. Our services were completed in accordance with our proposal dated April 26, 2022 and submitted under file: 906310. The purpose of this investigation was to review the subsurface conditions and determine if the existing strata meet the general components for a sewage disposal system in accordance with the PEI *Planning Act* Subdivision and Development Regulations, current to July 24, 2021, and the PEI *Water Act* Sewage Disposal Systems Regulations, current to June 16, 2021.

BACKGROUND AND SITE INFORMATION

We understand that you are planning to subdivide a 14-hectare parcel of land identified by Property Identification (PID) number 88567. The site is bordered by Campbellton Road, Browns Road and the South West River in New London, PEI. A preliminary site plan, prepared by Locus Surveying Ltd. indicated the development will include 26 lots, identified as Lot 22-1 to Lot 22-26.

An initial review of available soils information for the area (Prince Edward Island Soil Survey 1988; 1:5,000 mapping) indicate the predominant soil types throughout the subject property consists of the Charlottetown (Ch) and Malpeque (Ma) soils map units. A 1.1 hectare area identified as Coastal beach (Cb) and Steep land (St) is located in the southern portion of the property within portions of lots identified as 22-12 to 22-14 and an open area. The topography at the site can generally be described as level to gently undulating, to undulating (0 to 5 percent slope).

FIELD INVESTIGATION

The field work for the present investigation was carried out on June 28, 2022 and consisted of excavating thirteen (13) test pits at the site with a rubber-tired backhoe. The test pit locations were established by Stantec personnel and surveyed with a high-precision global positioning system (GPS) unit.

Test pits were excavated by a contractor supplied by the client at the locations shown on Drawing No. 1 - Test Pit Location Plan, appended. Soil logging and sampling was completed by Stantec Consulting Ltd. (Stantec) to assess the subsurface conditions. The test pits were advanced to depths of approximately 1.9 to 2.0 m below the existing ground surface at the locations shown on the appended Drawing No. 1.

Stantec

Subsurface Investigation

Lot Classification for Onsite Sewage Disposal – Proposed 26-Lot Subdivision, PID 88567, Campbellton Road, New London, PE

Project No. 121623849

July 18, 2022

Prepared for:

Mike James and Sheldon Stewart
PO Box 700
Kensington PE C0B 1M0

Prepared by:

Stantec Consulting Ltd.
165 Maple Hills Avenue
Charlottetown PE C1C 1N9

Reference: **Lot Classification for Onsite Sewage Disposal – Proposed 26-Lot Subdivision, PID 88567, Campbellton Road, New London, PE**

Representative samples of the soils encountered at the test pit locations were recovered for classification and laboratory testing. Field permeability tests utilizing a pask permeameter were carried out within the overburden soil at select test pit locations.

FINDINGS

The subsurface conditions encountered at the test pit locations are described in detail on the appended Test Pit Records. For the purposes of this investigation, the Canadian System of Soil Classification (CSSC), published by Agriculture Canada in 1983, was used for soil classification.

In general, the subsurface conditions observed at the test pits are described as follows:

- SILTY SAND: Compact, brown, silty sand with some gravel and rootlets: Topsoil, 250 to 300 millimeters in thickness; The topsoil has a silty sand texture and granular structure; underlain by,
- LOAM: Compact, reddish brown, silty sand with some gravel, trace rootlets: Till. The till has a loam texture and a blocky structure; underlain by,
- SILT LOAM: Dense, reddish brown, silty sand to sandy silt with some gravel and cobbles: Till. This principal till soil has a silt loam texture and blocky structure.

Six (6) samples were submitted for grain size analysis. Field permeability testing was completed at select test pit locations within the topsoil and till strata. The results are summarized in Tables 1 and 2 and shown on the corresponding Gradation Curves and Test Pit Records, attached.

Table 1. Grain Size Test Results

Test Pit Number	Moisture Content (%)	Percent Gravel	Percent Sand	Percent Silt/Clay	Soil Type, based on CSSC
TP-01	14.4	7.1	50.3	42.6	Silty Sand: TOPSOIL
TP-03	14.3	9.5	49.5	41.0	Silt Loam: TILL
TP-07	16.1	8.8	38.1	53.1	Silt Loam: TILL
TP-10	22.9	1.0	67.3	31.7	Silty Sand: TOPSOIL
TP-10	14.8	4.1	55.1	40.8	Silt Loam: TILL
TP-13	19.5	12.9	44.0	43.1	Silt Loam: TILL

Table 2. Field Permeability Test Results and Depth of Permeable Soil

Test Pit Number	Test Depth, m	Coefficient of Permeability, K_{fs} (cm/s)	Soil Type, based on CSSC
TP-01	0.30	2.1×10^{-4}	Loam: TILL
TP-01	0.61	2.1×10^{-5}	Silt Loam: TILL
TP-05	0.46	3.0×10^{-4}	Loam: TILL
TP-05	0.61	4.8×10^{-5}	Silt Loam: TILL

Test Pit Number	Test Depth, m	Coefficient of Permeability, K_{fs} (cm/s)	Soil Type, based on CSSC
TP-07	0.30	1.0×10^{-4}	Loam: TILL
TP-07	0.46	4.1×10^{-5}	Silt Loam: TILL
TP-10	0.38	4.4×10^{-4}	Loam: TILL
TP-10	0.61	4.1×10^{-5}	Silt Loam: TLL

The depth of permeable soil, distance to bedrock and distance to groundwater for each test pit can be summarized in Table 3, below. The depth of permeable soil is based on the field permeability test results and visual observations of subsurface conditions encountered at the test pit locations. Bedrock was not encountered within the depth excavated at the test pit locations. Groundwater was encountered in one test pit, TP-03, at 1.83 meters below ground surface.

Table 3. Depth of Permeable Soil and Distance to Bedrock, Groundwater

Test Pit Number	Depth of Permeable Soil (m)	Distance to Bedrock (m)	Distance to Groundwater (m)
TP-01	0.43	>1.88	>1.88
TP-02	0.36	>1.88	>1.88
TP-03	0.36	>1.85	1.83
TP-04	0.41	>1.85	>1.85
TP0-5	0.48	>1.88	>1.88
TP0-6	0.33	>1.91	>1.91
TP-07	0.33	>1.85	>1.85
TP-08	0.48	>1.98	>1.98
TP-09	0.36	>1.88	>1.88
TP-10	0.43	>1.85	>1.85
TP-11	0.36	>1.83	>1.83
TP-12	0.33	>1.91	>1.91
TP-13	0.51	>1.85	>1.85

DISCUSSION

The topsoil (SILTY SAND) and surficial till (LOAM) layers observed at the test pit locations are considered permeable soils, as per the PEI *Water Act* Sewage Disposal Systems Regulations and are considered suitable for use in onsite sewage disposal systems. The underlying principle Till layer (SILT LOAM) is considered to be a non-permeable soil and is therefore not suitable for use in onsite sewage disposal

systems. Bedrock and groundwater were not observed within 1.22 meters from ground surface for these test pit locations.

The provincial criteria for lot categorization are based on three site suitability standards; depth of permeable natural soil, depth of bedrock and depth of groundwater table, per Table 4, below. Minimum lot size standards for single dwelling units are provided based on lot categorization.

Table 4. Lot Categories based on Site Suitability Standards

Lot Category	Depth of Permeable Natural Soil (m)	Depth to Bedrock (m)	Depth to Max. Groundwater (m)	Minimum Lot Size for a Single Dwelling Unit (m^2)[1]	Minimum Circle Diameter to be Contained within Lot Boundaries (m)[1]
Category I	≥ 0.61	≥ 1.22	≥ 1.22	2,322.5	45.7
Category II	0.30 <d< 0.61	≥ 1.22	≥ 1.22	3,251.5	53.3
Category III	≥ 0.30	0.61 ≤d< 1.22	0.61 ≤d< 1.22	4,738.0	68.6
Category IV	< 0.30	> 0.30	> 0.61	6,975.0	91.4
Category V	-	< 0.30	> 0.61	Not Developable	-

[1]Based on one dwelling unit per lot and a lot serviced by both onsite water and sewage disposal systems

Based on the conditions encountered and on the available soils mapping, a Category II lot classification is recommended for the lots identified as Lots 22-1 through 22-26. This lot classification would be applicable to the areas within the Charlottetown and Malpeque soils map units and is not applicable to the areas identified as Coastal beach and Steep land.

For a Category II lot serviced by onsite water and sewage systems, a minimum lot size of 3,251 m^2 (35,000 $ft.^2$) and a minimum contained circular diameter of 53.3 m (175 ft.) are required. The preliminary subdivision plan appears to be based on the requirements for a Category I lot size and should be revised to meet the Category II requirements for onsite septic disposal within the Charlottetown and Malpeque soils.

The present investigation was undertaken to facilitate the overall design and approval of the proposed subdivision development (i.e., macro approval). The Provincial approval process does require further assessment for each individual lot (i.e., micro approval) in conjunction with onsite sewage disposal system design and installation. The system installer should confirm that the subsurface conditions encountered within the disposal system area are as expected, based on this report.

CLOSURE

Use of this report is subject to the Statement of General Conditions provided in the Appendix. It is the responsibility of Mike James and Sheldon Stewart, as identified within the Statement of General Conditions, and its agents to review the conditions and to notify Stantec Consulting Ltd. should any of these not be satisfied. The Statement of General Conditions addresses the following:

- Use of the report
- Basis of the report
- Standard of care
- Interpretation of site conditions
- Varying or unexpected site conditions

Reference: **Lot Classification for Onsite Sewage Disposal – Proposed 26-Lot Subdivision, PID 88567, Campbellton Road, New London, PE**

- Planning, design or construction

A subsurface investigation is a random sampling of a site. Should any conditions be encountered which differ from those at the test locations, we request that we be notified immediately to permit reassessment of the information presented herein.

We trust that the contents of this report meet your present requirements. Should you have any questions or if we can be of further service, please contact us at your convenience.

Regards,

Stantec Consulting Ltd.

Digitally signed by Hegarty, Angela
Date: 2022.07.18 14:55:38 -03'00'

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July 18, 2022
Mr. Sheldon Stewart

Reference: **Lot Classification for Onsite Sewage Disposal – Proposed 26-Lot Subdivision, PID 88567, Campbellton Road, New London, PE**

APPENDIX

STATEMENT OF GENERAL CONDITIONS

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client or its agent and may not be used by any third party without the express written consent of Stantec Consulting Ltd and the Client. Any use which a third party makes of this report is the responsibility of such third party.

BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Stantec Consulting Ltd's present understanding of the site specific project as described by the Client. The applicability of these is restricted to the site conditions encountered at the time of the investigation or study. If the proposed site specific project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Stantec Consulting Ltd is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care in the state or province of execution for the specific professional service provided to the Client. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Soil, rock, or other material descriptions, and statements regarding their condition, made in this report are based on site conditions encountered by Stantec Consulting Ltd at the time of the work and at the specific testing and/or sampling locations. Classifications and statements of condition have been made in accordance with normally accepted practices which are judgmental in nature; no specific description should be considered exact, but rather reflective of the anticipated material behavior. Extrapolation of in situ conditions can only be made to some limited extent beyond the sampling or test points. The extent depends on variability of the soil, rock and groundwater conditions as influenced by geological processes, construction activity, and site use.

VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report or encountered at the test locations, Stantec Consulting Ltd must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Stantec Consulting Ltd will not be responsible to any party for damages incurred as a result of failing to notify Stantec Consulting Ltd that differing site or sub-surface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Stantec Consulting Ltd, sufficiently ahead of initiating the next project stage (property acquisition, tender, construction, etc), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-subsurface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified geotechnical engineer; Stantec Consulting Ltd cannot be responsible for site work carried out without being present.

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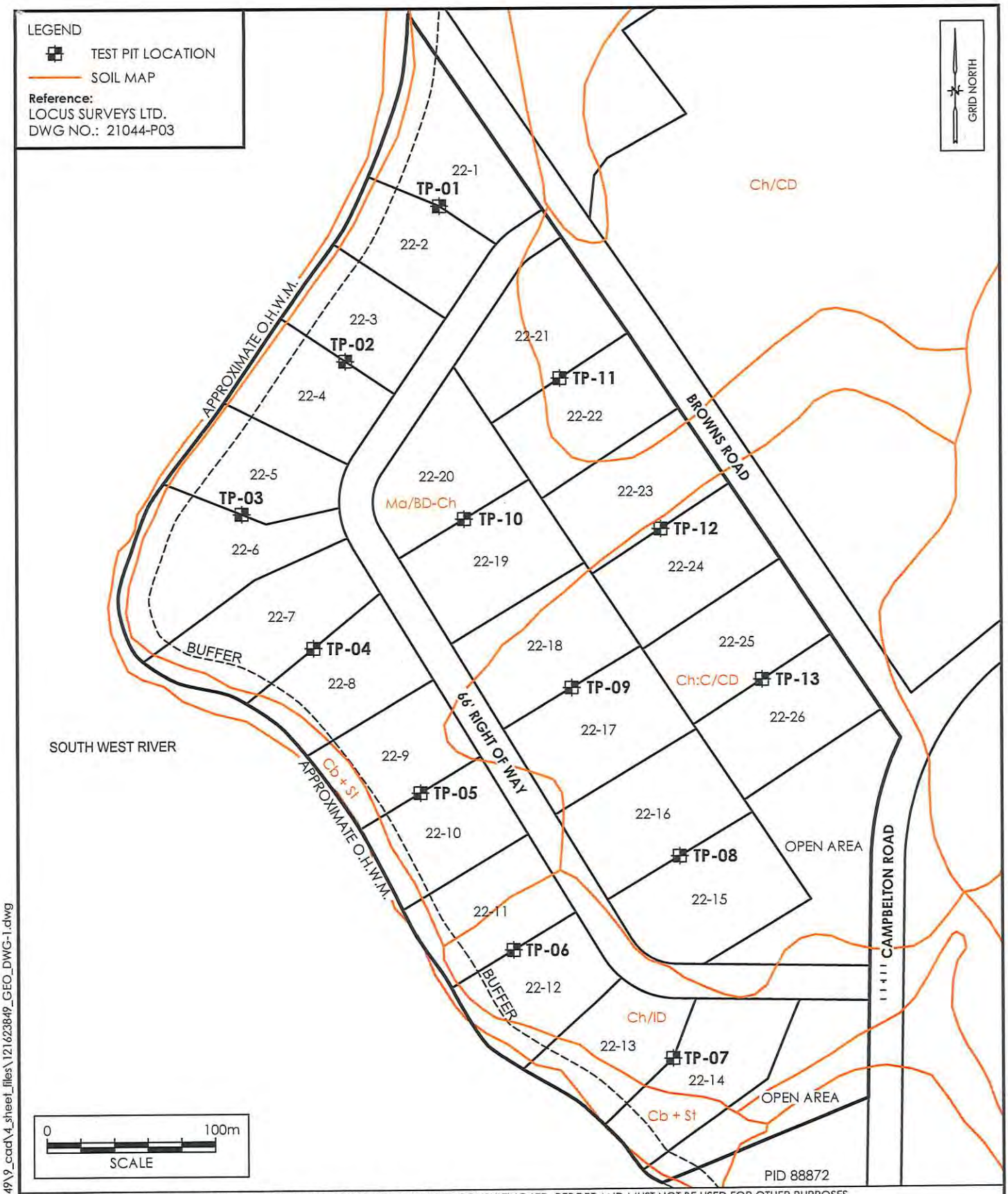

THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

TEST PIT LOCATION PLAN

26 LOT SUBDIVISION - PID 88567

CAMPBELLTON ROAD, NEW LONDON, PE

Client: MIKE JAMES AND SHELDON STEWARD

Job No.:	121623849
Scale:	1 : 3000
Date:	18-JUL-2022
Dwn. By:	MA
App'd By:	CM

Dwg. No.: 1

Stantec

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SYMBOLS AND TERMS USED ON BOREHOLE AND TEST PIT RECORDS

SOIL DESCRIPTION

Terminology describing common soil genesis:

Rootmat	- vegetation, roots and moss with organic matter and topsoil typically forming a mattress at the ground surface
Topsoil	- mixture of soil and humus capable of supporting vegetative growth
Peat	- mixture of visible and invisible fragments of decayed organic matter
Till	- unstratified glacial deposit which may range from clay to boulders
Fill	- material below the surface identified as placed by humans (excluding buried services)

Terminology describing soil structure:

Desiccated	- having visible signs of weathering by oxidization of clay minerals, shrinkage cracks, etc.
Fissured	- having cracks, and hence a blocky structure
Varved	- composed of regular alternating layers of silt and clay
Stratified	- composed of alternating successions of different soil types, e.g. silt and sand
Layer	- > 75 mm in thickness
Seam	- 2 mm to 75 mm in thickness
Parting	- < 2 mm in thickness

Terminology describing soil types:
The classification of soil types are made on the basis of grain size and plasticity in accordance with the Unified Soil Classification System (USCS) (ASTM D 2487 or D 2488) which excludes particles larger than 75 mm. For particles larger than 75 mm, and for defining percent clay fraction in hydrometer results, definitions proposed by Canadian Foundation Engineering Manual, 4th Edition are used. The USCS provides a group symbol (e.g. SM) and group name (e.g. silty sand) for identification.

Terminology describing cobbles, boulders, and non-matrix materials (organic matter or debris):
Terminology describing materials outside the USCS, (e.g. particles larger than 75 mm, visible organic matter, and construction debris) is based upon the proportion of these materials present:

Trace, or occasional	Less than 10%
Some	10-20%
Frequent	> 20%

Terminology describing compactness of cohesionless soils:
The standard terminology to describe cohesionless soils includes compactness (formerly "relative density"), as determined by the Standard Penetration Test (SPT) N-Value - also known as N-Index. The SPT N-Value is described further on page 3. A relationship between compactness condition and N-Value is shown in the following table.

Compactness Condition	SPT N-Value
Very Loose	<4
Loose	4-10
Compact	10-30
Dense	30-50
Very Dense	>50

Terminology describing consistency of cohesive soils:
The standard terminology to describe cohesive soils includes the consistency, which is based on undrained shear strength as measured by *in situ* vane tests, penetrometer tests, or unconfined compression tests. Consistency may be crudely estimated from SPT N-Value based on the correlation shown in the following table (Terzaghi and Peck, 1967). The correlation to SPT N-Value is used with caution as it is only very approximate.

Consistency	Undrained Shear Strength		Approximate SPT N-Value
	kips/sq.ft.	kPa	
Very Soft	<0.25	<12.5	<2
Soft	0.25 - 0.5	12.5 - 25	2-4
Firm	0.5 - 1.0	25 - 50	4-8
Stiff	1.0 - 2.0	50 – 100	8-15
Very Stiff	2.0 - 4.0	100 - 200	15-30
Hard	>4.0	>200	>30

ROCK DESCRIPTION

Except where specified below, terminology for describing rock is as defined by the Internotionol Society for Rock Mechanics (ISRM) 2007 publication "The Complete ISRM Suggested Methods for Rock Characterization, Testing and Monitoring: 1974-2006"

Terminology describing rock quality:

RQD	Rock Mass Quality
0-25	*Very Poor Quality*
25-50	*Poor Quality*
50-75	*Fair Quality*
75-90	*Good Quality*
90-100	*Excellent Quality*

Alternate (Colloquial) Rock Mass Quality	
Very Severely Fractured	*Crushed*
Severely Fractured	*Shattered or Very Blocky*
Fractured	*Blocky*
Moderately Jointed	*Sound*
Intact	*Very Sound*

RQD (Rock Quality Designation) denotes the percentage of intact and sound rock retrieved from a borehole of any orientation. All pieces of intact and sound rock core equal to or greater than 100 mm (4 in.) long are summed and divided by the total length of the core run. RQD is determined in accordance with ASTM D6032.

SCR (Solid Core Recovery) denotes the percentage of solid core (cylindrical) retrieved from a borehole of any orientation. All pieces of solid (cylindrical) core are summed and divided by the total length of the core run (It excludes all portions of core pieces that are not fully cylindrical as well as crushed or rubble zones).

Fracture Index (FI) is defined as the number of naturally occurring fractures within a given length of core. The Fracture Index is reported as a simple count of natural occurring fractures.

Terminology describing rock with respect to discontinuity and bedding spacing:

Spacing (mm)	Discontinuities	Bedding
>6000	*Extremely Wide*	-
2000-6000	*Very Wide*	*Very Thick*
600-2000	*Wide*	*Thick*
200-600	*Moderate*	*Medium*
60-200	*Close*	*Thin*
20-60	*Very Close*	*Very Thin*
<20	*Extremely Close*	*Laminated*
<6	-	*Thinly Laminated*

Terminology describing rock strength:

Strength Classification	Grade	Unconfined Compressive Strength (MPa)
Extremely Weak	R0	<1
Very Weak	R1	1 – 5
Weak	R2	5 – 25
Medium Strong	R3	25 – 50
Strong	R4	50 – 100
Very Strong	R5	100 – 250
Extremely Strong	R6	>250

Terminology describing rock weathering:

Term	Symbol	Description
Fresh	W1	No visible signs of rock weathering. Slight discoloration along major discontinuities
Slightly	W2	Discoloration indicates weathering of rock on discontinuity surfaces. All the rock material may be discolored.
Moderately	W3	Less than half the rock is decomposed and/or disintegrated into soil.
Highly	W4	More than half the rock is decomposed and/or disintegrated into soil.
Completely	W5	All the rock material is decomposed and/or disintegrated into soil. The original mass structure is still largely intact.
Residual Soil	W6	All the rock converted to soil. Structure and fabric destroyed.

STRATA PLOT

Strata plots symbolize the soil or bedrock description. They are combinations of the following basic symbols. The dimensions within the strata symbols are not indicative of the particle size, layer thickness, etc.

Boulders Cobbles Gravel | Sand | Silt | Clay | Organics | Asphalt | Concrete | Fill | Igneous Bedrock | Meta-morphic Bedrock | Sedi-mentary Bedrock

SAMPLE TYPE

SS	Split spoon sample (obtained by performing the Standard Penetration Test)
ST	Shelby tube or thin wall tube
DP	Direct-Push sample (small diameter tube sampler hydraulically advanced)
PS	Piston sample
BS	Bulk sample
HQ, NQ, BQ, etc.	Rock core samples obtained with the use of standard size diamond coring bits.

WATER LEVEL MEASUREMENT

measured in standpipe, piezometer, or well

inferred

RECOVERY

For soil samples, the recovery is recorded as the length of the soil sample recovered. For rock core, recovery is defined as the total cumulative length of all core recovered in the core barrel divided by the length drilled and is recorded as a percentage an a per run basis.

N-VALUE

Numbers in this column are the field results of the Standard Penetration Test: the number of blows of a 140 pound (63.5 kg) hammer falling 30 inches (760 mm), required to drive a 2 inch (50.8 mm) O.D. split spoon sampler one foot (300 mm) into the soil. In accordance with ASTM D1586, the N-Value equals the sum of the number of blows (N) required to drive the sampler over the interval of 6 to 18 in. (150 to 450 mm). However, when a 24 in. (610 mm) sampler is used, the number of blows (N) required to drive the sampler over the interval of 12 to 24 in. (300 to 610 mm) may be reported if this value is lower. For split spoon samples where insufficient penetration was achieved and N-Values cannot be presented, the number of blows are reported over sampler penetration in millimetres (e.g. 50/75). Some design methods make use of N-values corrected for various factors such as overburden pressure, energy ratio, borehole diameter, etc. No corrections have been applied to the N-values presented on the log.

DYNAMIC CONE PENETRATION TEST (DCPT)

Dynamic cone penetration tests are performed using a standard 60 degree apex cone connected to 'A' size drill rods with the same standard fall height and weight as the Standard Penetration Test. The DCPT value is the number of blows of the hammer required to drive the cone one foot (300 mm) into the soil. The DCPT is used as a probe to assess soil variability.

OTHER TESTS

S	Sieve analysis
H	Hydrometer analysis
k	Laboratory permeability
γ	Unit weight
G_s	Specific gravity of soil particles
CD	Consolidated drained triaxial
CU	Consolidated undrained triaxial with pore pressure measurements
UU	Unconsolidated undrained triaxial
DS	Direct Shear
C	Consolidation
Q_u	Unconfined compression
I_p	Point Load Index (I_p on Borehole Record equals $I_p(50)$ in which the index is corrected to a reference diameter of 50 mm)

	Single packer permeability test; test interval from depth shown to bottom of borehole
	Double packer permeability test; test interval as indicated
	Falling head permeability test using casing
	Falling head permeability test using well point or piezometer

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TEST PIT RECORD

TP-01

CLIENT Mike James and Sheldon Stewart

LOCATION PID No. 88567, Campbellton Road, New London, PE

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

PROJECT No. 121623849

TEST PIT No. TP-01

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure			GS	1	
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					- Kfs= 2.1 x 10-4 cm/s
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure			GS	2	- Kfs= 2.1 x 10-5 cm/s
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

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TEST PIT RECORD

TP-02

CLIENT Mike James and Sheldon Stewart

PROJECT No. 121623849

LOCATION PID No. 88567, Campbellton Road, New London, PE

TEST PIT No. TP-02

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure					
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure					
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

Stantec

TEST PIT RECORD

TP-03

CLIENT Mike James and Sheldon Stewart

PROJECT No. 121623849

LOCATION PID No. 88567, Campbellton Road, New London, PE

TEST PIT No. TP-03

DATES: DUG 2022-06-28 WATER LEVEL 1.83 m on 2022-06-28

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure			GS	1	
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure			GS	2	
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

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TEST PIT RECORD

TP-04

CLIENT Mike James and Sheldon Stewart

LOCATION PID No. 88567, Campbellton Road, New London, PE

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

PROJECT No. 121623849

TEST PIT No. TP-04

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure					
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure					
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

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TEST PIT RECORD

TP-05

CLIENT Mike James and Sheldon Stewart

PROJECT No. 121623849

LOCATION PID No. 88567, Campbellton Road, New London, PE

TEST PIT No. TP-05

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure			GS	1	
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					- Kfs= 3.0x 10-4 cm/s
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure			GS	2	- Kfs= 4.8 x 10-5 cm/s
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

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TEST PIT RECORD

TP-06

CLIENT Mike James and Sheldon Stewart

LOCATION PID No. 88567, Campbellton Road, New London, PE

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

PROJECT No. 121623849

TEST PIT No. TP-06

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure					
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure					
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

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TEST PIT RECORD

TP-07

CLIENT Mike James and Sheldon Stewart

PROJECT No. 121623849

LOCATION PID No. 88567, Campbellton Road, New London, PE

TEST PIT No. TP-07

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure					
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					- Kfs= 1.0x 10-4 cm/s
1		SILT LOAM: Dense, reddish brown sandy silt with some gravel and cobbles: Till; blocky structure			GS	1	- Kfs= 4.1x 10-5 cm/s
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

Stantec

TEST PIT RECORD

TP-08

CLIENT Mike James and Sheldon Stewart

PROJECT No. 121623849

LOCATION PID No. 88567, Campbellton Road, New London, PE

TEST PIT No. TP-08

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure					
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure			GS	1	
		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure			GS	2	
1							
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

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TEST PIT RECORD

TP-09

CLIENT Mike James and Sheldon Stewart

PROJECT No. 121623849

LOCATION PID No. 88567, Campbellton Road, New London, PE

TEST PIT No. TP-09

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure					
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure					
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

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TEST PIT RECORD

TP-10

CLIENT Mike James and Sheldon Stewart

LOCATION PID No. 88567, Campbellton Road, New London, PE

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

PROJECT No. 121623849

TEST PIT No. TP-10

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure			GS	1	
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					- Kfs= 4.4x 10-4 cm/s
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure			GS	2	- Kfs= 4.1x 10-5 cm/s
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

Stantec

TEST PIT RECORD

TP-11

CLIENT Mike James and Sheldon Stewart

PROJECT No. 121623849

LOCATION PID No. 88567, Campbellton Road, New London, PE

TEST PIT No. TP-11

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure					
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure					
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

Stantec

TEST PIT RECORD

TP-12

CLIENT Mike James and Sheldon Stewart

LOCATION PID No. 88567, Campbellton Road, New London, PE

DATES: DUG 2022-06-28 WATER LEVEL Not Observed

PROJECT No. 121623849

TEST PIT No. TP-12

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure			GS	1	
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					
		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure			GS	2	
1							
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							

Stantec

TEST PIT RECORD

TP-13

CLIENT Mike James and Sheldon Stewart

LOCATION PID No. 88567, Campbellton Road, New London, PE

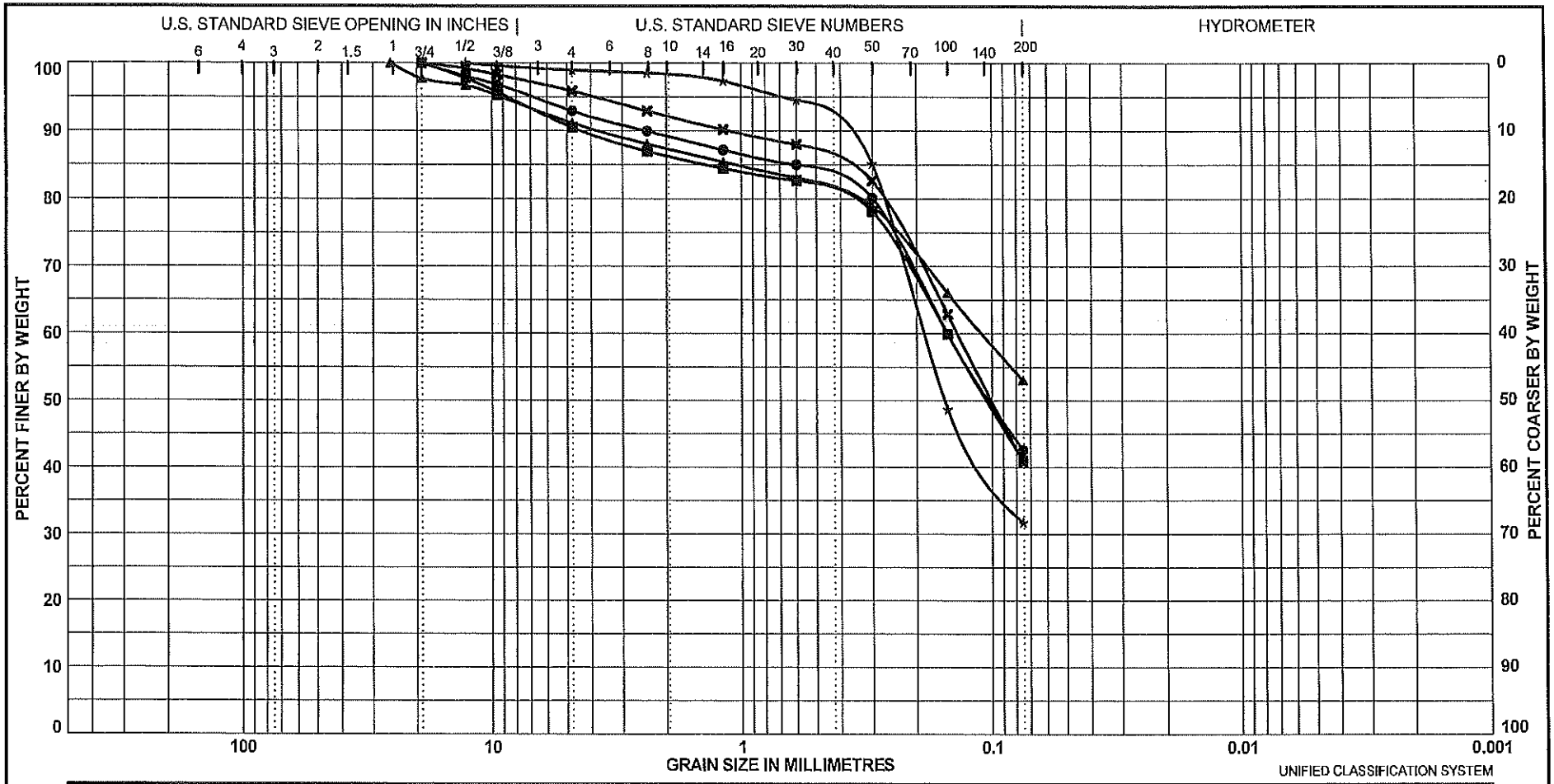
DATES: DUG 2022-06-28 WATER LEVEL Not Observed

PROJECT No. 121623849

TEST PIT No. TP-13

DATUM Not Available

DEPTH (m)	ELEVATION (m)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	TYPE	NUMBER	REMARKS
0		SILTY SAND: Compact, brown silty sand, some gravel with rootlets: Topsoil; granular structure			GS	1	
		LOAM: Compact, reddish brown silty sand with some gravel, trace rootlets: Till; blocky structure					- Kfs= 1.3x 10-4 cm/s
1		SILT LOAM: Dense, reddish brown silty sand with some gravel and cobbles: Till; blocky structure			GS	2	- Kfs= 6.9x 10-5 cm/s
2		End of Test Pit Soils described to the Canadian System of Soil Classification (CSSC), published by Agriculture Canada (1983)					
3							
4							
5							



COBBLES	GRAVEL		SAND			SILT and CLAY	
	coarse	fine	coarse	medium	fine	SILT	CLAY

Source		Depth	Description	W%	W_L	W_P	I_P	%Gravel	%Sand	%Silt	%Clay
●	TP-01	0.2	SILTY SAND: TOPSOIL	14.4				7.1	50.3	42.6	
■	TP-03	0.6	SILT LOAM: TILL	14.3				9.5	49.5	41.0	
▲	TP-07	0.5	SILT LOAM: TILL	16.1				8.8	38.1	53.1	
★	TP-10	0.3	SILTY SAND: TOPSOIL	22.9				1.0	67.3	31.7	
✖	TP-10	0.6	SILT LOAM: TILL	14.8				4.1	55.1	40.8	

Stantec

Project: **PID No. 88567, Campbellton Road,**

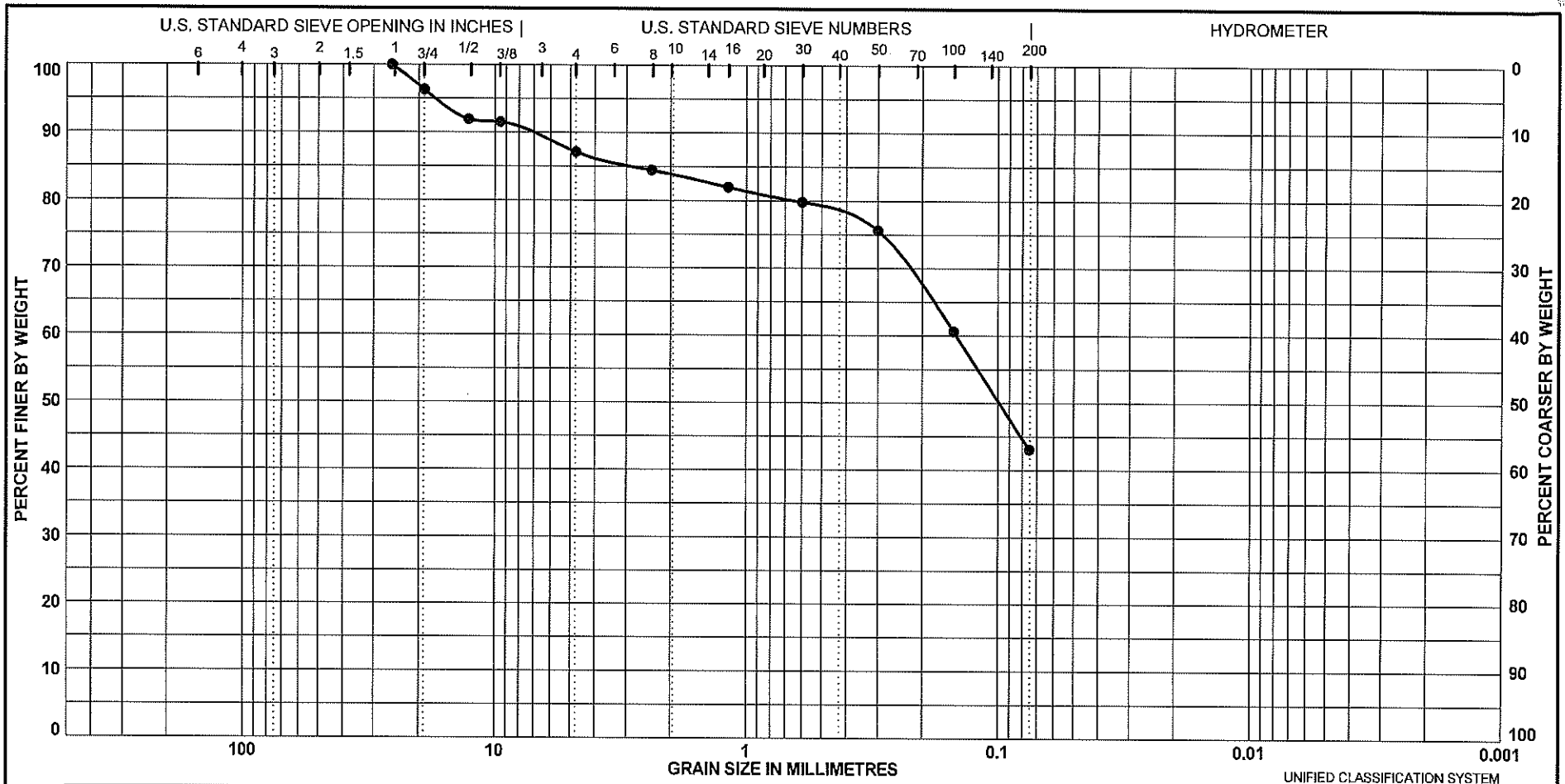
Location: **New London, PE**

Job No.: **121623849**

Notes:

Date: **2022/07/18**

GRADATION CURVES



UNIFIED CLASSIFICATION SYSTEM

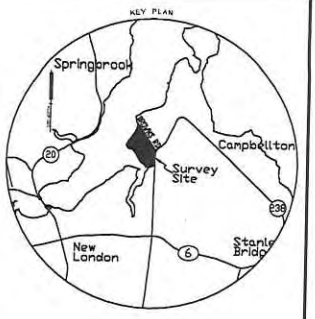
COBBLES	GRAVEL		SAND			SILT and CLAY	
	coarse	fine	coarse	medium	fine	SILT	CLAY

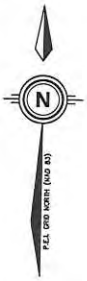
Source	Depth	Description	W%	W_L	W_P	I_P	%Gravel	%Sand	%Silt	%Clay
● TP-13	0.6	SILT LOAM: TILL	19.5				12.9	44.0	43.1	

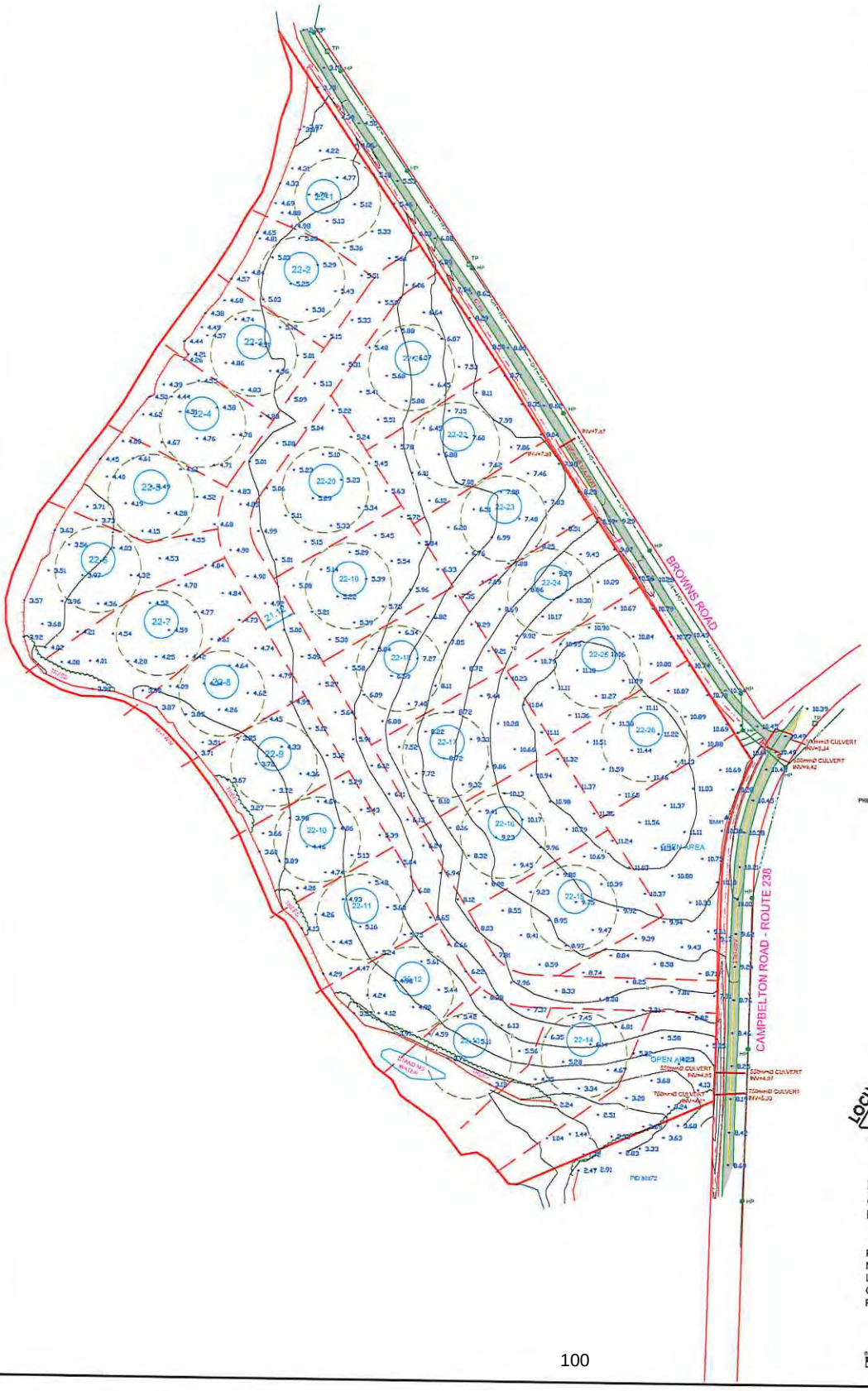
Stantec

Project: **PID No. 88567, Campbellton Road,**	Location: **New London, PE**
Job No.: **121623849**	Notes:
Date: **2022/07/18**	**GRADATION CURVES**

Point	Northing	Easting	Elev.	Description
1	714254.264	362220.271	10.518	BENCHMARK
3941	714414.699	362382.622	11.019	PCM







LEGEND:

P.I.D. NO.	PROPERTY IDENTIFICATION NUMBER
HP	HYDRO POLE
TP	TELEPHONE PEDISTAL
	GUY WIRE
OHWIRE	OVERHEAD WIRE
	BOTTOM OF SLOPE / DITCH
	TOP OF SLOPE
SIGN	SIGN
O.H.W.M.	ORDINARY HIGH WATER MARK

NOTES:

FIELD SURVEYS WERE CARRIED OUT ON DECEMBER 16, 2024.

THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.

DIRECTIONS ARE AZIMUTHS REFERENCED TO GRID NORTH.

COORDINATES AND ELEVATIONS SHOWN HEREON ARE DERIVED FROM OBSERVATIONS TO LOCAL PEI CONTROL MONUMENT 3941. PLANE COORDINATES PUBLISHED THEREON ARE REALIZED FROM A DOUBLE STEREOGRAPHIC PROJECTION REFERENCED TO A CANADIAN SPATIAL REFERENCE SYSTEM, NAD83 (CSRS).

PREPARED BY

JAMES A. CLOW, P.E.I.L.S.

DRAFT

DRAFT

LOCUS SURVEYS LTD.
16 PARK ROAD
P.O. BOX 33
KENSINGTON, P.E.I.
C0B 1M0
PHONE 902-836-3823

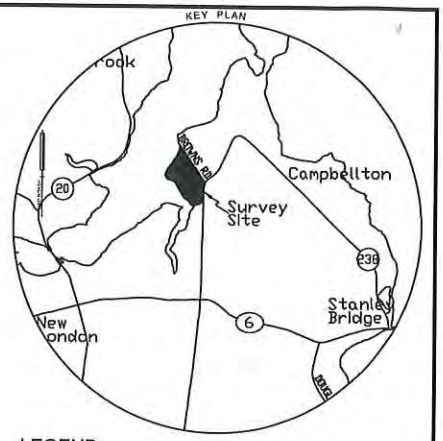
Plan of Topographic Survey Showing of Lands of MIKE JAMES AND SHELDON STEWART

PID 88567
NEW LONDON
LOT/TOWNSHIP 21
COUNTY OF QUEENS
PROVINCE OF PRINCE EDWARD ISLAND

SCALE: 1:1,250 (metric)

DATE: DECEMBER 19, 2023
DWG NO: 21044-T01
DRAWN BY: BPT

PRELIMINARY - P04 DRAFT #4



LEGEND:

⊙ PL.	PLACED SURVEY MARKER
⊙ FD.	FOUND SURVEY MARKER
PL.	PLACED
FD.	FOUND
P.I.D. NO.	PROPERTY IDENTIFICATION NUMBER
SQ.M.	SQUARE METRES
U.M.	UNMONUMENTED POINT
O.H.W.M.	ORDINARY HIGH WATER MARK

NOTES:

THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.

CIRCLES SHOWN ARE 175' IN DIAMETER.

THE DESIGNATORS, LOTS 22-1 THRU 22-26, ORIGINATE WITH THIS DRAWING.

PRELIMINARY APPROVAL IS REQUESTED FOR LOTS 22-1 THRU 22-26.

LOCUS SURVEYS LTD.
18 PARK ROAD
P.O. BOX 35
KENSINGTON, P.E.I.
C0B 1M0
PHONE 902-836-3823

Preliminary Plan of Survey Showing
LOTS 22-1 THRU 22-26,
being a Subdivision of Lands of
MIKE JAMES and
SHELDON STEWART

PID 88567
NEW LONDON
LOT/TOWNSHIP 21
COUNTY OF QUEENS
PROVINCE OF PRINCE EDWARD ISLAND

0 20 40 80 120
SCALE: 1:2,000 (metric)

DATE: MARCH 6, 2025
DWG NO: 21044-P04
DRAWN BY : BPT

TAB

E

SCHEDULE "A"

PID #88567

ALL THAT PARCEL OF LAND situate, lying and being on Lot or Township Number Twenty-one (21) in Queens County, Prince Edward Island, bounded and described as follows, that is to say;

COMMENCING at a point in the West side of the Campbellton Road, the said point being the Northeast comer of land in possession of George Clark, and continuing;

THENCE Westwardly along the Clark North boundary until it reaches the East bank of the Southwest River; and

THENCE Northwardly and Northeastwardly along the various courses of the Southwest River until it reaches the West side of a public road dividing the properties of William W. Brown and the Grantor and continuing;

THENCE Southeastwardly along the said West boundary of the public road until it reaches the Campbellton Road; and

THENCE Southwardly along the West boundary of same to the point or place of commencement, containing Forty (40) acres of land, a little more or less, and being the land described in a Deed of Conveyance from Walford P. MacEwen and wife to Leslie Wallace MacKay, dated November 30, A.D. 1972 and registered in the Registry Office for Queens County on the 12th day of December, A.D. 1972 in Liber 179, Folio 762.

AND BEING THE LAND DESCRIBED in a Deed of Conveyance from Leslie Wallace MacKay to Earl Ebers and Eleanor Ebers, dated June 15, 1973, and registered in the Registry Office for Queens County on June 16, 1973 in Liber 183, Folio 124.

AND BEING THE LAND DESCRIBED in a Deed of Conveyance from Earl Ebers and Eleanor Ebers to Eleanor Ebers and Robert Ebers, dated January 9, 1989 and registered in the Queens County Registry Office on February 10, 1989 in Liber 544, Folio 83.