

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 David Webster and Georgia Robinson against two decisions of the Minister of Land and Environment dated July 22, 2026, denying the Appellants' applications to build two storage buildings on PID 835033 (located at Wootten Lane, Murray Harbour PE).

RECORD OF DECISION PREPARED BY
THE MINISTER OF LAND AND ENVIRONMENT

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

David Webster and Georgia Robinson
374 Gay Road
Pownal, PE C1B 3N7

**Lawyers for the Minister of
Land and Environment**

Appellants

INDEX

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

- | | |
|----|---------------------------------------|
| 1. | Notice of Appeal, dated July 27, 2026 |
|----|---------------------------------------|

2026 Applications – M-2026-0142 and M-2026-0143

- | | |
|-----|---|
| 2. | Development Permit Applications |
| a. | Development Permit Application (M-2026-0142), dated March 11, 2026 |
| b. | Development Permit Application (M-2026-0143), dated April 15, 2026 |
| 3. | Pre-Development Inspection Reports |
| a. | Re: M-2026-0142, dated July 22, 2026 |
| b. | Re: M-2026-0143, dated July 22, 2026 |
| 4. | Log Sheets |
| a. | Re: M-2026-0142 |
| b. | Re: M-2026-0143 |
| 5. | Photographs of Subject Property |
| 6. | Geomatics Property Information, generated on June 25, 2026 |
| 7. | SSO and Environment Maps, generated on June 25, 2026 |
| 8. | Identified Parcel Search Results |
| 9. | Minister's Decision Letters |
| a. | Re: M-2026-0142, dated July 22, 2026 |
| b. | Re: M-2026-0143, dated July 22, 2026 |
| 10. | Plan #15682B, approving Lot # 72 for Summer Cottage Use only on November 27, 1995 |
| 11. | Accessory Building Policy |

2025 Applications – M-2025-0024 and M-2025-0025

- | | |
|-----|---|
| 12. | Development Permit Applications |
| a. | Development Permit Application (M-2025-0025) dated January 26, 2025 |
| b. | Development Permit Application (M-2025-0024) dated March 6, 2025 |
| c. | Development Permit Application (M-2025-0024) (Revised) dated December 1, 2025 |
| 13. | Webster Submission: Notes to Permit Applications |
| 14. | Development Permit No. M-2025-0024 dated January 22, 2026 |
| 15. | Pre-Development Inspection Report (M-2025-0024) dated January 22, 2026 |

16. Coastal Hazard Assessment Report
17. Log Sheets
 - a. M-2025-0024
 - b. M-2025-0025
18. Meeting Notes from August 27, 2025 Meeting
19. Geomatics Property Information, generated on March 3, 2025
20. Site Suitability Assessment submitted on December 30, 2025
21. SSO and Environment Maps
22. Interoffice Memorandum from Anita Masters to Cindy MacMillan dated May 5, 2025
23. Identified Parcel Search Results
24. General Fire Safety Code Requirements
25. Plan #15682B, approving Lot # 72 for Summer Cottage Use only on November 27, 1995
26. Additional Development Permit Applications submitted by David Webster, all dated September 15, 2025
27. Webster Background Information dated September 12, 2025

Correspondence

28. Correspondence Re: 2026 Applications
 - a. Email thread from Eugene Lloyd dated July 2, 2026
 - b. Email from David Webster to Dean Lewis dated June 30, 2026
 - c. Email from Marilyn MacLean to David Webster dated July 24, 2026
29. Correspondence Re: 2025 Applications
 - a. Email thread between David Webster and Cindy MacMillan April 8, 2025 to May 13, 2025
 - b. Email thread between David Webster and Dean Lewis and Cindy MacMillan dated May 13 to May 16, 2025
 - c. Email thread between David Webster to Dean Lewis dated May 22 to May 25, 2025
 - d. Email from David Webster to Dean Lewis dated May 26, 2025
 - e. Email thread between David Webster to Cindy MacMillan dated May 28 to June 2, 2025
 - f. Email thread between David Webster and Cindy MacMillan dated August 18 to August 20, 2025
 - g. Email thread between David Webster, Dean Lewis and Cindy MacMillan dated August 28 to September 2, 2025
 - h. Email from David Webster to Cindy MacMillan dated September 8, 2025
 - i. Email thread between David Webster, Dean Lewis, Cindy MacMillan and Trevor Eisnor dated November 3 to November 18, 2025

- j. Email thread from David Webster to Dean Lewis and Cindy MacMillan dated February 13 to February 23, 2026
- k. Email thread from David Webster to Cindy MacMillan and Dean Lewis dated March 11 to April 15, 2026
- l. Email from David Webster to Dean Lewis, Cindy MacMillan, Michelle Walsh-Doucette, Darlene Compton, Minister Le and Eugene Lloyd dated May 19, 2026

TAB

1

Notice of Appeal

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

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

NOTE:

Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the *Planning Act* or the Municipal Council of _____ (name of City, Town or Community) on the 27 day of July, 2026, wherein the Minister/Community Council made a decision to deny the applications for two sheds (storage buildings).
M-2026-0142 and M-2026-0143

(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)

Please see attachment

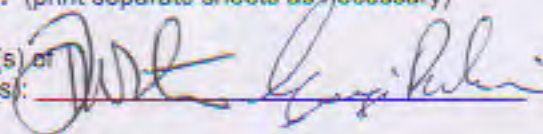
AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the *Planning Act*, I/we seek the following relief: (use separate page(s) if necessary)

Please see attachment

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

Name(s) of Appellant(s): David Webster, Georgia Robinso
Please Print

Signature(s) of Appellant(s):



Mailing Address: 374 Gay Road

City/Town: Pownal

Province: PE

Postal Code: C1B 3N7

Email Address: websterd@hotmail.com

Telephone: 902-628-6305

Dated this 27 day of July, 2026
day month year

IMPORTANT

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

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

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

Webster
PID 835033
Reference: M-2026-0142 and M-2026-0143

Attachment to Notice of Appeal

The grounds of appeal are as follows:

1. The two storage buildings are permitted under the Subdivision and Development Regulations.
2. The two storage buildings are in alignment with the Planning Act, its purposes and provincial interests, and have merit based on sound planning principles.
3. The Appellants have been subject to unlawful-like and unethical-like practices.
4. The Appellants have been subject to bias given the requirements presented to the Appellants have changed and increased throughout the process, are often beyond or in contradiction to regulatory requirements, and/or include subjective interpretations.
5. The Appellants submit that a number of factors have impacted their ability to experience a fair, efficient and professional application process, including: mistakes or intentional actions or non-actions in how the government has applied the process; the lack of timely or non-response to inquiries; and the delays in the government's managing of the process.
6. The Appellants have been selectively discriminated against and faced unfair bias given that the government is permitting other land owners to be in non-compliance with various regulations.
7. The government has not been able to provide clear and consistent information about their requirements that has meant the Appellants have not been able to make informed decisions.
8. The Appellants believe that this decision by the government will adversely impact their reasonable enjoyment of the property.

...2

2.

The Appellants seek the following relief:

1. To allow the sheds to remain on the property without any additional requirements.
2. A refund of the building permit (\$985.)
3. Compensation for the cost of a PERC test (\$1121.25).
4. A refund of the application fee for the gazebo (\$250).
5. Compensation for the overpayment of the shed fee paid in March 2025 (\$150.)

Development Permit:

PID 835033

Date Opened 2026-06-30

Office Montague

Proposed Use Residential (Accessory Storage Building)

Permit Status Denied

Decision Denied

Development Permit:

PID 835033

Date Opened 2026-07-02

Office Montague

Proposed Use Residential (Accessory Storage Building)

Permit Status Denied

Decision Denied

PEI Building - Development Permit Status.
Website: July 22, 2026



Land and
Environment

41 Wood Islands Road
PO Box 1500, Montague
Prince Edward Island
Canada C0A 1R0

Terres et
Environnement



41, chemin Wood Islands
C.P. 15000, Montague
Île-du-Prince-Édouard
Canada C0A 1R0

July 22, 2026

David A. Webster
374 Gay Road
Pownal, PE C1B3N7

Dear Applicant:

Subject: Application to Build a Storage Building
Property ID #: 835033
Property Location: Wootten Lane, Murray Harbour, Kings County
Our File References: M-2026-0142

The Department of Land and Environment has reviewed your application to establish a storage building on Subdivision Lot #72, PID 835033 Wootten Lane, located in Murray Harbour. application received on ,June 30, 2026

A. The Application

Development Permit: The Subject Property, Subdivision Lot# 72, being approximately 1.98 acres in area, is located within the community of Murray Harbour, Kings County. The application proposes the development of a 12' x 16' storage building on the lot.

B. Decision

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

Pursuant to the *Planning Act*, as well as the *Planning Act* Subdivision and Development Regulations the above noted application is Denied. The reasons for the denial are explained below.

C. Reasons

The Application proposes building a storage building on Lot # 72, PID# 835033. With no other previous development on the lot the storage building would be establishing the Use on the lot. On November 27,1995 this lot was approved for Summer Cottage Use. Summer Cottage is considered a Single Family Dwelling. The *Planning Act* Subdivision and Development Regulations 28(1) provide provisions for the designation of permitted Use on a lot and 28(2) requires all development on the lot to comply with the approved Use.

Page 1 of 2

Please refer to the *Planning Act* Subdivision and Development Regulations subsections 1 (g.1)(ii), 28 (1)(2).

1. Definitions

(g.1) “**dwelling**” means a building or portion of a building designed, arranged or intended for residential occupancy, and

ii) “**single-unit dwelling**” means a building containing one dwelling unit and does not include mobile homes, but does include mini homes, modular homes, single-family dwellings and summer cottages,

28. Designation of permitted uses

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

(2) No person shall use a parcel for any purpose other than that which is specified on the approved plan of subdivision.
(EC693/00; 137/09)

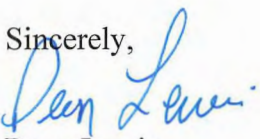
D. Right of Appeal

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

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

If you have any questions in regards to this decision, contact me at dhlewis@gov.pe.ca or (902) 361-1273.

Sincerely,



Dean Lewis

Senior Development Officer

July 22, 2026

David A. Webster
374 Gay Road
Pownal, PE C1B3N7

Dear Applicant:

Subject: Application to Build a Storage Building
Property ID #: 835033
Property Location: Wootten Lane, Murray Harbour, Kings County
Our File References: M-2026-0143

The Department of Land and Environment has reviewed your application to establish a storage building on Subdivision Lot #72, PID 835033 Wootten Lane, located in Murray Harbour. application received on ,June 30, 2026

A. The Application

Development Permit: The Subject Property, Subdivision Lot# 72, being approximately 1.98 acres in area, is located within the community of Murray Harbour, Kings County. The application proposes the development of a 8'x7' storage building on the lot.

B. Decision

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

Pursuant to the *Planning Act*, as well as the *Planning Act* Subdivision and Development Regulations the above noted application is Denied. The reasons for the denial are explained below.

C. Reasons

The Application proposes building a storage building on Lot # 72, PID# 835033. With no other previous development on the lot the storage building would be establishing the Use on the lot. On November 27,1995 this lot was approved for Summer Cottage Use. Summer Cottage is considered a Single Family Dwelling. The *Planning Act* Subdivision and Development Regulations 28(1) provide provisions for the designation of permitted Use on a lot and 28(2) requires all development on the lot to comply with the approved Use.

Please refer to the *Planning Act* Subdivision and Development Regulations subsections 1 (g.1)(ii), 28 (1)(2).

1. Definitions

(g.1) “**dwelling**” means a building or portion of a building designed, arranged or intended for residential occupancy, and

ii) “**single-unit dwelling**” means a building containing one dwelling unit and does not include mobile homes, but does include mini homes, modular homes, single-family dwellings and summer cottages,

28. Designation of permitted uses

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

(2) No person shall use a parcel for any purpose other than that which is specified on the approved plan of subdivision.
(EC693/00; 137/09)

D. Right of Appeal

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

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

If you have any questions in regards to this decision, contact me at dhlewis@gov.pe.ca or (902) 361-1273.

Sincerely,



Dean Lewis
Senior Development Officer

TAB

2

TAB

A

APP#1

RECEIVED

APR 15 2026

Land Division
MONTAGUE

PAID
JUN 30 2026
\$500 - \$14026

Development Permit Application

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

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

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

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

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

Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	\$250.00
Received:	
PIC Reviewed:	☒ June 24/26 CH

Property Information:

Property Tax Number: 835033-000	Community Name: MURRAY HARBOUR
Civic Address Number: -	Street Name: WOOTEN LANE
	Lot Number— if applicable: 72

Property Owner Information:

Full Legal Name: DAVID ALLAN WEBSTER		
Company Name:		
Street Address: 374 GAY RD		
Community: POWUAT	Province: PE	Postal Code: A0B 3N7
Email: websterd@hotmail.com	Phone: 902-628-6305	

Applicant Information if different from Owner:

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

M-2026-0142

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: ZONED RESIDENTIAL SUMMER

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

FAMILY DAY CAMP - SWIMMING, KAYAKING, GARDENING

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

Please describe the use of each building in detail:

THERE ARE 2 SHEDS - 12x16 & 7x8
THIS APPLICATION IS FOR THESE BUILDINGS
USED FOR STORAGE

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

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

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

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

Will the proposed structure be the ^{only} main structure on the property? ☒ Yes ☐ No

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

STORAGE FOR RECREATION EQUIPMENT (LIFSAVES, PADDLES, ... AND
KAYAKS IN WINTER)
STORAGE FOR PROPERTY MAINTENANCE EQUIP (LAWN MOWER, SHOVELS, TRIMMERS, ...)

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

How will the new proposed structure receive sewer services?

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

Was a Site Suitability Assessment completed?

- ☒ Yes ☐ No ☐ N/A

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

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

What siding material are you proposing for the structure? VINYL

What roofing material are you proposing for the structure? METAL

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

Width (ft):	<u>12'</u>	Number of Storeys:	<u>1</u>
Depth (ft):	<u>16'</u>	Main Floor Area (ft ²):	<u>192</u>
Height of Structure:	<u>11'</u>	Total Floor Area (ft ²):	<u>192</u>

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

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

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

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

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

	Name	Email Address	Phone Number
Surveyor:			
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

Please Note: Your application will be considered incomplete and will be returned if any of the requirements outlined are missing, unclear, illegible, or if fees have not been paid. For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies. Staff may also carry out a site inspection.

Declaration

I, Dustin hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)

Dustin

Date: 11 MARCH 2026

or

Gray Baker

Date: 11 MARCH 2026

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	
DEVELOPMENT PERMIT FEES	
Residential (\$250)	= _____
Industrial/Commercial/Institutional/Recreation (\$600)	= _____
Resource (\$500)	= _____
Other Applicable Fees	= _____
Total	= _____

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

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

Development Permit Application

Pursuant to the Planning Act

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

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

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

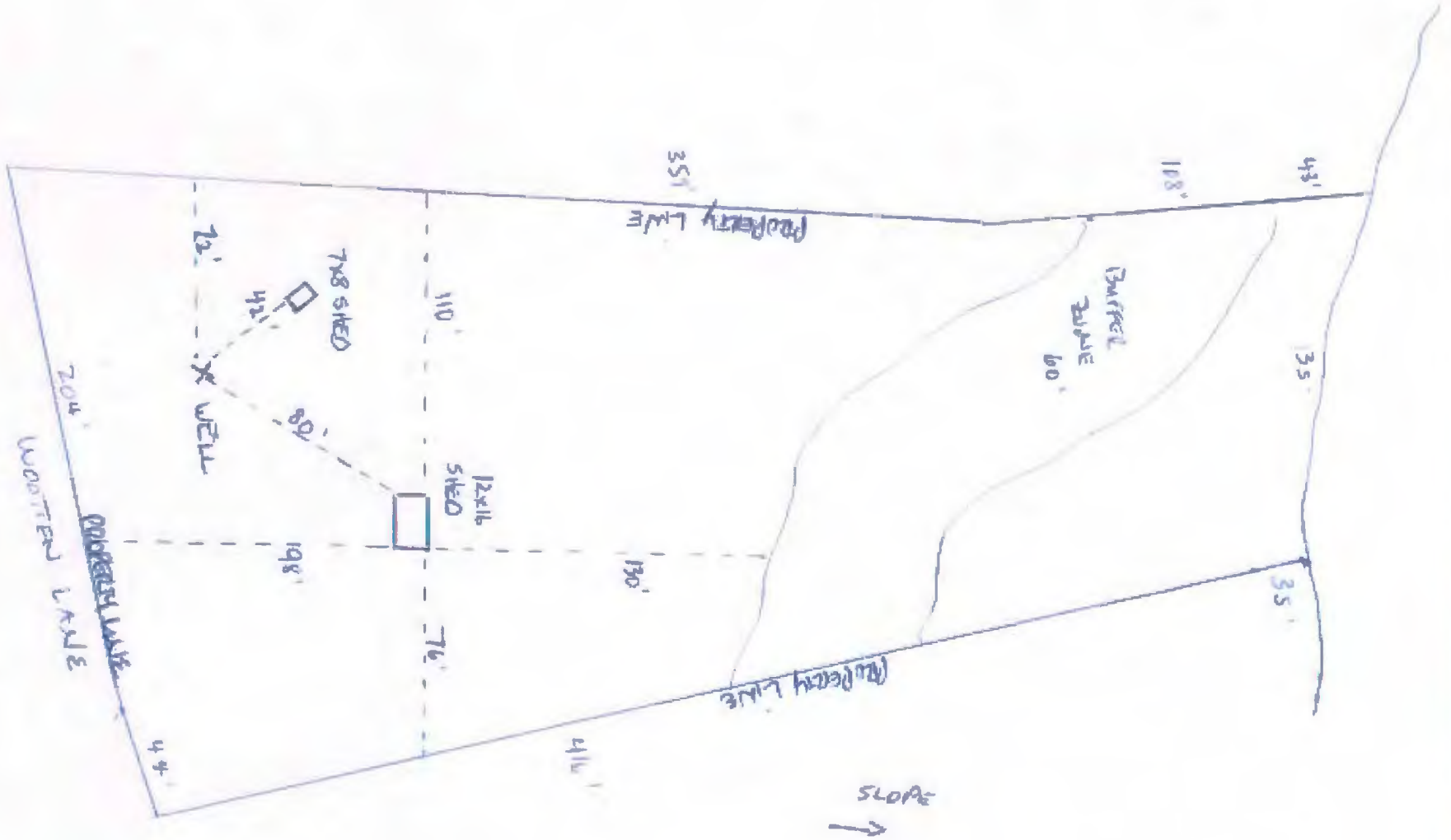
- | | |
|--|---|
| ☐ Centre of Road (front yard) (ft): _____ | ☐ Rear Yard Property Line (ft): _____ |
| ☐ Left Side Property Line (ft): _____ | ☐ Right Side Property Line (ft): _____ |
| ☐ Shoreline or Top of Bank (ft): _____ | ☐ Wetland or Watercourse (ft): _____ |
| ☐ Dunes (ft): _____ | ☐ Water Well (ft): _____ |
| ☐ Septic Tank (ft): _____ | ☐ Septic Field Tile (ft): _____ |



[Signature]
Property Owner's Signature or Applicant

11 March 2016
Date

5



TAB

B

APP #2

RECEIVED

Development Permit Application

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

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

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

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

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

Property Information:

Property Tax Number: 835033-DDD	Community Name: MURRAY HARBOUR
Civic Address Number: -	Street Name: WOOTEN LANE
	Lot Number— if applicable: 72

Property Owner Information:

Full Legal Name: DAVID ALLAN WEBSTER		
Company Name:		
Street Address: 374 GAY RD		
Community: AOWNAL	Province: PE	Postal Code: C1B3N7
Email: websterd@hotmail.com	Phone: 902-625-6305	

Applicant Information if different from Owner:

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

APR 15 2026

Land Division
MONTAGUE

CANADA

Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	\$250.00
Received:	
PIC Reviewed:	☒ June 24/26 CM

PAID
JUN 30 2026
#14026

M-2026-0143

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: ZONED RESIDENTIAL / SUMMER

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

FAMILY DAY CAMP - SWIMMING, KAYAKING, GARDENING

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

Please describe the use of each building in detail:

THERE ARE 2 SHEDS - 12x16 and 7x8

THIS APPLICATION IS FOR THE 7x8

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

☐ New detached structure ☐ Addition to existing structure ☐ Relocation of structure

☐ Change of use of existing structure

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

☐ Residential (Single-unit) ☐ Residential (Duplex) ☐ Residential (Multi-unit) ☐ Accessory Dwelling Unit

☐ Rental Accommodation ☐ Commercial ☐ Industrial ☐ Institutional ☐ Agriculture ☐ Aquaculture/Fisheries

☐ Forestry ☐ Recreational ☐ Resource ☐ Home-Based Business ☐ Vacant ☐ Other: STORAGE

Will the proposed structure ^{only} be the main structure on the property? ☒ Yes ☐ No

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

STORAGE FOR RECREATION EQUIPMENT (LIFEJACKETS, PADDLES... AND KAYAKS IN WINTER)

STORAGE FOR PROPERTY MAINTENANCE EQUIP (LAWN MOWER, SHOVELS, TRIMMERS...)

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

How will the new proposed structure receive sewer services?

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

N/A

☐ Municipal wastewater treatment ☐ Private central wastewater treatment

Was a Site Suitability Assessment completed?

☒ Yes ☐ No ☐ N/A

How many bedrooms are in the proposed/existing structure? 1

Are you proposing to add any additional bedrooms? If so, how many? 1

What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? Vinyl

What roofing material are you proposing for the structure? Asph/Flt

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

Width (ft):	8'	Number of Storeys:	1
Depth (ft):	7'	Main Floor Area (ft ²):	56
Height of Structure:	8'	Total Floor Area (ft ²):	56

If your proposed development is Multi-unit residential, how many units are you proposing? 1

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

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

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

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

	Name	Email Address	Phone Number
Surveyor:			
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

Please Note: Your application will be considered incomplete and will be returned if any of the requirements outlined are missing, unclear, illegible, or if fees have not been paid. For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies. Staff may also carry out a site inspection.

Declaration

I, DAVID WEBSTER hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)

[Signature]

Date: 15 APR 2026

or

[Signature]

Date: 15 APR 2026

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

DEVELOPMENT PERMIT FEES

Residential (\$250) _____

Industrial/Commercial/Institutional/Recreation (\$600) _____

Resource (\$500) _____

Other Applicable Fees _____

Total _____

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

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

Development Permit Application

Pursuant to the Planning Act

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

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

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

- | | |
|--|---|
| ☐ Centre of Road (front yard) (ft): _____ | ☐ Rear Yard Property Line (ft): _____ |
| ☐ Left Side Property Line (ft): _____ | ☐ Right Side Property Line (ft): _____ |
| ☐ Shoreline or Top of Bank (ft): _____ | ☐ Wetland or Watercourse (ft): _____ |
| ☐ Dunes (ft): _____ | ☐ Water Well (ft): _____ |
| ☐ Septic Tank (ft): _____ | ☐ Septic Field Tile (ft): _____ |

ATTACHED



Burt

Property Owner's Signature or Applicant

15 APR 2026

Date

5



TAB

3

TAB

A



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: David Allan Webster
SUBDIVISION CASE # _____
PROPERTY # 835033

LOCATION: Wooten Lane Lot 72 - Murray Harbour
DEVELOPMENT PERMIT # M-2026-0142
DATE OF INSPECTION _____

Section 2 – Property Information - FLEXVIEW

1. Is the property identified? Attach confirmation. IRAC ☒ No ☐ Yes – EC Order: _____
2. Is the property in a Special Planning Area? ☒ No ☐ Yes – SPA: _____
 - a. Is the property considered existing in that SPA (before 1994)? ☐ No ☐ Yes
3. Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes – Municipality: _____
4. The property has a: ☐ stream ☒ wetland ☒ watercourse ☐ pond
☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
5. Does the property have poorly or imperfectly drained soils? ☒ No ☐ Yes
6. Are there any existing structures on the property? ☐ No ☒ Yes
7. Existing land use No Permit existing proposed land use _____
8. Is the lot existing? (created before 1979) ☒ No ☐ Yes
 - a. If no, First Lot Off (1979 to 1993 to 2002) ☒ No ☐ Yes
 - b. If no, Over 10 Acres (1979 to 2002) ☒ No ☐ Yes
9. Was the lot approved previously?
Case # 15682B Lot # Lot 72 Approved Use Summer Cottage Use
☐ No ☒ Yes ☐ N/A
10. Is a Coastal Hazard Assessment required? ☐ No ☒ Yes ☐ N/A
Average Erosion Rate _____ Calculated Setback Distance _____
11. Reference Cases:

15682

Section 3 – Soil & Septic Information - ENVIRO

- a) What is the soil categorization? Cat I Permit # KSSA-2026-003
- b) Previously Assessed? No Case # _____ Assumed Permeable Soil 191 cm
Assessor Mike Annear Registered Document # 15618
- 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 Wooten Lane 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: _____
- e) # of lots approved of private road since 2009? _____
 - a. If over 5 lots – Road upgrade may be required.
- f) Highway access (culvert) ☐ new culvert required ☒ existing entrance
☐ relocate existing entrance

Notes:

12 x 16

Existing building

Section 5 – Building Information

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

Section 6 – Comments

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

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

Section 6 – Additional Information

- a) Does the proposal exceed 2 lots since 1993? ☐ No ☐ Yes
a. If yes, has the proposal been circulated to the 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
d) Will this plan supersede or supplement a previously approved file? ☐ No ☐ Yes Plan: _____

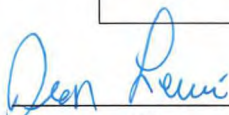
Notes: Considered accessory building policy
- Approved use is Summer cottage

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:

1(g)(ii) 28(1)(2)


Officer


Date

TAB

B



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: David Allan Webster
SUBDIVISION CASE # _____
PROPERTY # 835033

LOCATION: Wooten Lane Lot 72 - Murray Harbour
DEVELOPMENT PERMIT # M-2026-0143
DATE OF INSPECTION _____

Section 2 – Property Information - FLEXVIEW

1. Is the property identified? Attach confirmation. IRAC ☒ No ☐ Yes – EC Order: _____
2. Is the property in a Special Planning Area? ☒ No ☐ Yes – SPA: _____
 - a. Is the property considered existing in that SPA (before 1994)? ☐ No ☐ Yes
3. Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes – Municipality: _____
4. The property has a: ☐ stream ☒ wetland ☒ watercourse ☐ pond
☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
5. Does the property have poorly or imperfectly drained soils? ☒ No ☐ Yes
6. Are there any existing structures on the property? ☐ No ☒ Yes
7. Existing land use No permits existing Proposed land use _____
8. Is the lot existing? (created before 1979) ☒ No ☐ Yes
 - a. If no, First Lot Off (1979 to 1993 to 2002) ☒ No ☐ Yes
 - b. If no, Over 10 Acres (1979 to 2002) ☒ No ☐ Yes
9. Was the lot approved previously? ☐ No ☒ Yes
Case # 15682B Lot # Lot 72 Approved Use Summer Cottage Use
10. Is a Coastal Hazard Assessment required? ☐ No ☒ Yes ☐ N/A
Average Erosion Rate _____ Calculated Setback Distance _____
11. Reference Cases:

15682

Section 3 – Soil & Septic Information - ENVIRO

- a) What is the soil categorization? Cat I Permit # KSSA-2026-003
- b) Previously Assessed? No Case # _____ Assumed Permeable Soil 191 cm
Assessor Mike Annear Registered Document # 15618
- 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 Wooten Lane 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: _____
- e) # of lots approved of private road since 2009? _____
 - a. If over 5 lots – Road upgrade may be required.
- f) Highway access (culvert) ☐ new culvert required ☒ existing entrance
☐ relocate existing entrance

Notes:

8 x 7 existing Building

Section 5 – Building Information

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

Section 6 – Comments

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

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

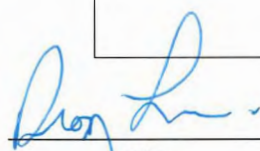
Section 6 – Additional Information

- a) Does the proposal exceed 2 lots since 1993? ☐ No ☐ Yes
a. If yes, has the proposal been circulated to the 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
d) Will this plan supersede or supplement a previously approved file? ☐ No ☐ Yes Plan: _____

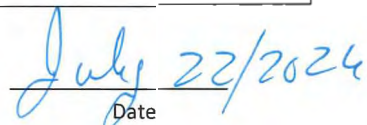
Notes: - Reviewed policy An accessory building
- Approved use is Summer cottage

Section 7 – Decision and Sign Off

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



Officer



Date

TAB

4

TAB

A

PID# 835033	PERMIT/SD# M-2026-042	PROPERTY OWNER NAME: GEORGE DAVID WEBSTER; GREG ROBINSON.
DATE RECEIVED IN MONTAGUE: APR. 15/26	COMMUNITY: MURRAY HBR.	APPLICANT NAME: DAVID WEBSTER

NOTES:

[illegible]

TAB

B

APP #2

PID# 835033	PERMIT/SD# M-2026-0143	PROPERTY OWNER NAME: DAVID WEBSTER & GEORGIE ROBINSON
DATE RECEIVED IN MONTAGUE: APR. 15/26.	COMMUNITY: Murren Hbr.	APPLICANT NAME: DAVID WEBSTER

DATE:

NOTES:

[illegible]

TAB

5



Wooton lane

From Dean Lewis <d13lewis@gmail.com>

Date Sun 2025-05-25 11:14 AM

To Dean Lewis <dhlewis@gov.pe.ca>







Sent from Deans iPhone

Stephen Flanagan

From: Dean Lewis <dhlewis@gov.pe.ca>
Sent: Wednesday, August 12, 2026 9:05 AM
To: Christiana Tweedy; Eugene Lloyd
Cc: Cindy MacMillan
Subject: Fw: Webster Pictures M-2026-0143 and M-2026-0142

Please see attached pictures

Regards
Dean Lewis





7:59 ↗











Sent from my iPhone

TAB

6

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
835033	N/A 717314	11L028A3	MURRAY HARBOUR	DAVID WEBSTER & GEORGIA ROBINSON 374 GAY RD POWNAPE C1B 3N7
School District:	3093			
Work Unit:	3281			
Lot/Township #:	64			
School Unit #:	4			

Parcel & Lease	Acreage	Assessment Values (2026)	Taxable	Designated Taxpayer & Mailing Address
Account Status:	A	Commercial: \$0.00	\$0.00	DAVID WEBSTER & GEORGIA ROBINSON
Farm Quality:	N	Non-Commercial: \$86,700.00	\$86,700.00	POWNAPE
Municipality:	Murray Harbour	Residential: \$0.00	\$0.00	C1B 3N7
Region Number:	2	Farm: \$0.00	\$0.00	Dates
Assessor:	REARDON ANDREW	Buildings		Last Inspection: 15-APR-26
% in Municip:	100			Last Owner Chg: 15-OCT-21
Spec Prop Code:		Line No: Building Type:		Initially Filed: 21-MAR-96
MHI Number:		0 06-026 Shed		Dormant:
Owner ID Code:		1 06-015 Patio		
Ownership Code:	A01	0 06-026 Shed		
Tax Exempt Code:				

Map	Parcel
	835033
	Original Parcel Number
	N/A
	Property Location
	--
	Owner Name
	DAVID WEBSTER & GEORGIA ROBINSON
	Acreage
	1.98

Disclaimer

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

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
835033	N/A	11L028A3	MURRAY HARBOUR	DAVID WEBSTER & GEORGIA ROBINSON 374 GAY RD POWNAL PE C1B 3N7

DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber/Book	Folio/Page	Consideration
2021	DEED	11	2261	2218		\$70,000.00
1996	DEED	11	333	325	17	\$0.00

SURVEY PLANS

Parcel Number	Plan
835033	N8 8806

TAB 7

SSO



2026-06-25, 1:36:17 p.m.

National Road Network for Prince Edward Island

Local (Class 3) Highway

Private

Property Records

Watercourse

15m Buffer

Farming Not Permitted

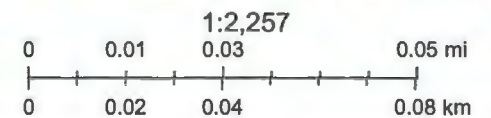
Farming Permitted

Wetland

Land Locked Pond

Salt or Brackish Marsh Component

Sand Dune



Island Regulatory and Appeals Commission. Department of Finance -
Taxation & Property Records., Source: Esri, Vantor, Earthstar Geographics,

58

ArcGIS Web AppBuilder

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

Environment



June 25, 2026

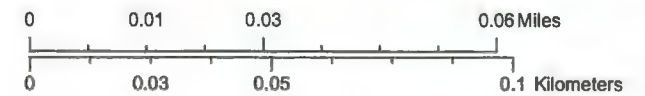
This map is not intended for legal description or to calculate exact land dimensions.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, 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



Scale: 1:2,257

TAB

8



PRINCE EDWARD ISLAND

Regulatory & Appeals Commission

Commission de réglementation et d'appels

ÎLE-DU-PRINCE-ÉDOUARD

Identified Parcel Search Results

PLEASE NOTE:

The Land Information System database is based on information filed as part of applications made under the [Lands Protection Act](#). The Commission does not warrant the accuracy of the information. Without limiting the generality of the foregoing, certain information may have changed after processing the applications including, in some cases, the assignment of new parcel numbers to identified land. The new parcel numbers are not necessarily contained in the database. The database does not include parcels that were identified prior to 1979.

Email questions to: lpqinquiries@irac.pe.ca.

Please enter parcel number (you must enter 6 or 7 digits):

835033

No match found!

TAB

9

TAB

A



41 Wood Islands Road
PO Box 1500, Montague
Prince Edward Island
Canada C0A 1R0

41, chemin Wood Islands
C.P. 15000, Montague
Île-du-Prince-Édouard
Canada C0A 1R0

July 22, 2026

David A. Webster
374 Gay Road
Pownal, PE C1B3N7

Dear Applicant:

Subject: Application to Build a Storage Building
Property ID #: 835033
Property Location: Wootten Lane, Murray Harbour, Kings County
Our File References: M-2026-0142

The Department of Land and Environment has reviewed your application to establish a storage building on Subdivision Lot #72, PID 835033 Wootten Lane, located in Murray Harbour. application received on ,June 30, 2026

A. The Application

Development Permit: The Subject Property, Subdivision Lot# 72, being approximately 1.98 acres in area, is located within the community of Murray Harbour, Kings County. The application proposes the development of a 12' x 16' storage building on the lot.

B. Decision

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

Pursuant to the *Planning Act*, as well as the *Planning Act* Subdivision and Development Regulations the above noted application is Denied. The reasons for the denial are explained below.

C. Reasons

The Application proposes building a storage building on Lot # 72, PID# 835033. With no other previous development on the lot the storage building would be establishing the Use on the lot. On November 27,1995 this lot was approved for Summer Cottage Use. Summer Cottage is considered a Single Family Dwelling. The *Planning Act* Subdivision and Development Regulations 28(1) provide provisions for the designation of permitted Use on a lot and 28(2) requires all development on the lot to comply with the approved Use.

Please refer to the *Planning Act* Subdivision and Development Regulations subsections 1 (g.1)(ii), 28 (1)(2).

1. Definitions

(g.1) “**dwelling**” means a building or portion of a building designed, arranged or intended for residential occupancy, and

ii) “**single-unit dwelling**” means a building containing one dwelling unit and does not include mobile homes, but does include mini homes, modular homes, single-family dwellings and summer cottages,

28. Designation of permitted uses

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

(2) No person shall use a parcel for any purpose other than that which is specified on the approved plan of subdivision.
(EC693/00; 137/09)

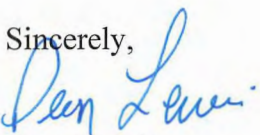
D. Right of Appeal

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

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

If you have any questions in regards to this decision, contact me at dhlewis@gov.pe.ca or (902) 361-1273.

Sincerely,



Dean Lewis

Senior Development Officer

TAB

B

41 Wood Islands Road
PO Box 1500, Montague
Prince Edward Island
Canada C0A 1R0

41, chemin Wood Islands
C.P. 15000, Montague
Île-du-Prince-Édouard
Canada C0A 1R0

July 22, 2026

David A. Webster
374 Gay Road
Pownal, PE C1B3N7

Dear Applicant:

Subject: Application to Build a Storage Building
Property ID #: 835033
Property Location: Wootten Lane, Murray Harbour, Kings County
Our File References: M-2026-0143

The Department of Land and Environment has reviewed your application to establish a storage building on Subdivision Lot #72, PID 835033 Wootten Lane, located in Murray Harbour. application received on ,June 30, 2026

A. The Application

Development Permit: The Subject Property, Subdivision Lot# 72, being approximately 1.98 acres in area, is located within the community of Murray Harbour, Kings County. The application proposes the development of a 8'x7' storage building on the lot.

B. Decision

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

Pursuant to the *Planning Act*, as well as the *Planning Act* Subdivision and Development Regulations the above noted application is Denied. The reasons for the denial are explained below.

C. Reasons

The Application proposes building a storage building on Lot # 72, PID# 835033. With no other previous development on the lot the storage building would be establishing the Use on the lot. On November 27,1995 this lot was approved for Summer Cottage Use. Summer Cottage is considered a Single Family Dwelling. The *Planning Act* Subdivision and Development Regulations 28(1) provide provisions for the designation of permitted Use on a lot and 28(2) requires all development on the lot to comply with the approved Use.

Please refer to the *Planning Act* Subdivision and Development Regulations subsections 1 (g.1)(ii), 28 (1)(2).

1. Definitions

(g.1) “**dwelling**” means a building or portion of a building designed, arranged or intended for residential occupancy, and

ii) “**single-unit dwelling**” means a building containing one dwelling unit and does not include mobile homes, but does include mini homes, modular homes, single-family dwellings and summer cottages,

28. Designation of permitted uses

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

(2) No person shall use a parcel for any purpose other than that which is specified on the approved plan of subdivision.
(EC693/00; 137/09)

D. Right of Appeal

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

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

If you have any questions in regards to this decision, contact me at dhlewis@gov.pe.ca or (902) 361-1273.

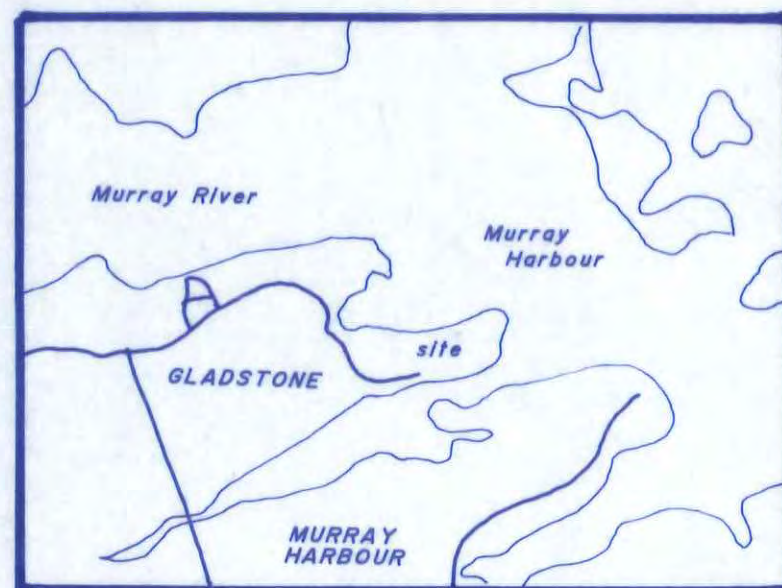
Sincerely,



Dean Lewis
Senior Development Officer

TAB

10



SITE PLAN FROM 1:50,000 N.T.S. SHEETS MONTAGUE 11L/2E

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

STA	EAST	NORTH
161	618225.83	252400.57
166	618367.11	251684.67
167	618243.24	251667.94
169	618353.69	252249.52
170	618359.46	252304.21
177	619802.63	251970.93
181	619970.50	252079.64
178	619846.03	251927.21
206	620025.86	252102.34
208	620056.14	252043.05
209	620166.63	252133.13
221	620166.63	252198.18
191	619335.36	251898.35
192	619360.07	251893.62
193	619689.37	251907.12
194	619532.64	251897.59
222	620080.88	252525.10
200	619867.34	252455.13
201	619683.42	252379.22
202	619552.75	252307.42
203	619430.05	252217.66
204	619238.01	252157.05
224	619822.81	251902.47
3120	622978.26	249456.87
3121	623917.26	251233.70
20	619124.12	251837.32
21	618332.97	251778.46
22	618827.11	252181.41
25	619039.10	252174.40
195	619272.76	251863.09
225	620351.72	252292.74
304	620150.80	252188.59
313	620609.07	252074.76
315	619962.14	251429.93
198	618890.47	251765.37
261	618689.54	251727.31
262	618700.82	252086.77
263	618689.99	252194.22

NICOLLE
COVE

MURRAY
HARBOUR

FOX
RIVER

I, ALBERT J. WRIGHT, Prince Edward Island Land
Surveyor, do hereby certify that this survey
was executed under my direction and supervision
and that this plan is a true and correct
representation of the said survey.

ALBERT J. WRIGHT
P.E.I. Land Surveyor

GULF SURVEYS LTD.

PLAN SHOWING PROPOSED SUBDIVISION OF PROPERTY OF

PATRICK ALWEN WOOTTON

GLADSTONE LOT 64 KINGS CO.

FIELDWORK BY A.J.W. & J.P.D.
DRAWN BY D.W.R.
DATE SURVEYED
DATE DRAWN
DECEMBER 8, 1993
REVISED JANUARY 12, 1994
OCTOBER 27, 1994
NOVEMBER 24, 1994
DECEMBER 21, 1994
NOVEMBER 16, 1995

SCALE 1" = 100'

100 50 0 100 200 300 400

FILE & DWG. NO. 3205-B

#15682 B

LEGEND
LEGAL SURVEY MARKER SET
BUILDING WALL
FENCE LINE
CALCULATED POINT

NOTE:
THIS SURVEY IS REFERENCED TO P.E.I. GRID
MONUMENT NOS. 3120 & 3121.

TAB

11



Planning Act Subdivision and Development Regulations	Program	Land Division	
	Subject	Accessory Buildings and Sea Can Usage	Policy #
Effective Date: August 19, 2025		Authorized by:	
Revised Date:		Deputy Minister Jamie MacDonald	

1.0 PURPOSE

To address what an accessory dwelling is, how it is to be used and where can they appropriately be located.

2.0 DEFINITIONS

No definition clarity required for this policy.

3.0 POLICY STATEMENT

- 3.1 In the past these buildings were allowed to be placed on a vacant parcel of land where there was no main building or use established or existing. The definition contained in the Subdivision and Development Regulations provides some clarity, but interpretation of the meaning and general intent/purpose may have been misconstrued.

1.(a) “accessory building” means a building whose use is incidental and subordinate to, and consistent with, the main or approved use of the lot upon which the building is located.

The intent of an accessory building is to be an accessory to a main structure on the site.

4.0 PROCEDURE STATEMENT

- 4.1 All accessory structures require a development permit.
- 4.2 There shall be no accessory buildings/structures permitted on a vacant parcel of land. All accessory buildings/structures must be associated and consistent with,

as well as ancillary and subordinate to, the main building already existing on the parcel.

4.3 If an application is submitted for both a main building/structure and an accessory structure, the permits may both be issued at the same time. However, a condition must be placed on the permit for the accessory building/structure stating that construction cannot commence for the accessory building/structure until the main building/structure has been completed or both can be constructed simultaneously.

4.4 For resource, commercial, industrial, institutional, recreational and utility parcels, the permit can be issued for the first building/structure on the parcel, but any subsequent buildings/structures shall be considered an accessory to the main/first building.

4.5 **Sea cans**

4.5.1 A sea can, essentially a shipping container, may be permitted on a property as temporary storage for new construction. Once the construction has been completed, the sea can must be removed. No permit is required for this temporary storage.

4.5.2 A sea can being used for permanent storage on a property must comply with the above procedure and cannot be permitted to stand alone. It must be accessory to the main structure, unless it is being used for resource, commercial, industrial, institutional, recreational or utility uses.

5.0 **REFERENCES**

Planning Act Subdivision and Development Regulations

6.0 **ATTACHMENTS**

N/A

HISTORY:

August 19, 2025 – Policy Approved

TAB

12

TAB

A

M-2025-0025

Development Permit Application

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

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

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

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

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

Property Information:

Property Tax Number: 835033-000	Community Name: MURRAY HARBOUR
Civic Address Number: -	Street Name: WOOTTEN LANE
	Lot Number— if applicable: LOT 72

Property Owner Information:

Full Legal Name: DAVID ALLAN WEBSTER		
Company Name: -		
Street Address: 374 GAY RD		
Community: POWNAL	Province: PE	Postal Code: C1B 3N1
Email: websterd@hotmail.com	Phone: 902-628-6305	

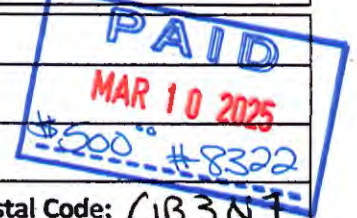
Applicant Information if different from Owner:

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



Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	\$250.00
Received:	
PIC Reviewed:	☒ Mar 1 25

12x16 (Accessory structure)
#1



M-2025-0025 CANCELLED

What is the property currently used for?

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

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

INDIVIDUAL FAMILY DAY CAMP (eg. kayaking, swimming, gardening)

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

Please describe the use of each building in detail:

12x16' BUNKEE - WE CALL A WOODEN TENT - CONTAINS 2 BEOS
AND STORAGE - NO UTILITIES

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

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

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

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

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

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

12x16' PAVILION WITH SCREENS FOR SUN + BUG PROTECTION

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

How will the new proposed structure receive sewer services?

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

Was a Site Suitability Assessment completed?

- ☐ Yes ☐ No ☒ N/A

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

What siding material are you proposing for the structure? N/A

What roofing material are you proposing for the structure? METAL

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

Width (ft):	12'	Number of Storeys:	1
Depth (ft):	16'	Main Floor Area (ft ²):	192'
Height of Structure:	8'	Total Floor Area (ft ²):	192'

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

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

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

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

FAMILY DAY CAMP - KAYAKING, SWIMMING, GARDENING

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

	Name	Email Address	Phone Number
Surveyor:	N/A		
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

Please Note: Your application will be considered incomplete and will be returned if any of the requirements outlined are missing, unclear, illegible, or if fees have not been paid. For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies. Staff may also carry out a site inspection.

Declaration

I, DAVID WEBSTER hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)

David Webster

Date: Jan 26/25

or

[Signature]

Date: Jan 26/25

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

DEVELOPMENT PERMIT FEES

Residential (\$250).....	=
Industrial/Commercial/Institutional/Recreation (\$600).....	=
Resource (\$500).....	=
Other Applicable Fees _____	=
Total _____	=

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

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

Development Permit Application

Pursuant to the Planning Act

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

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

(NO SEPTIC TANK/FIELD)

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

- | | |
|---|---|
| ☒ Centre of Road (front yard) (ft): <u>163'</u> | ☐ Rear Yard Property Line (ft): <u>248'</u> |
| ☒ Left Side Property Line (ft): <u>510'</u> | ☐ Right Side Property Line (ft): <u>451'</u> |
| ☒ Shoreline or Top of Bank (ft): <u>135'</u> | ☐ Wetland or Watercourse (ft): _____ |
| ☒ Dunes (ft): <u>NA</u> | ☐ Water Well (ft): <u>— OLD-STYLE HANDPUMP FOR PLANT WATER</u> |
| ☒ Septic Tank (ft): <u>N/A</u> | ☐ Septic Field Tile (ft): <u>N/A</u> |

PLEASE SEE NEXT PAGE.

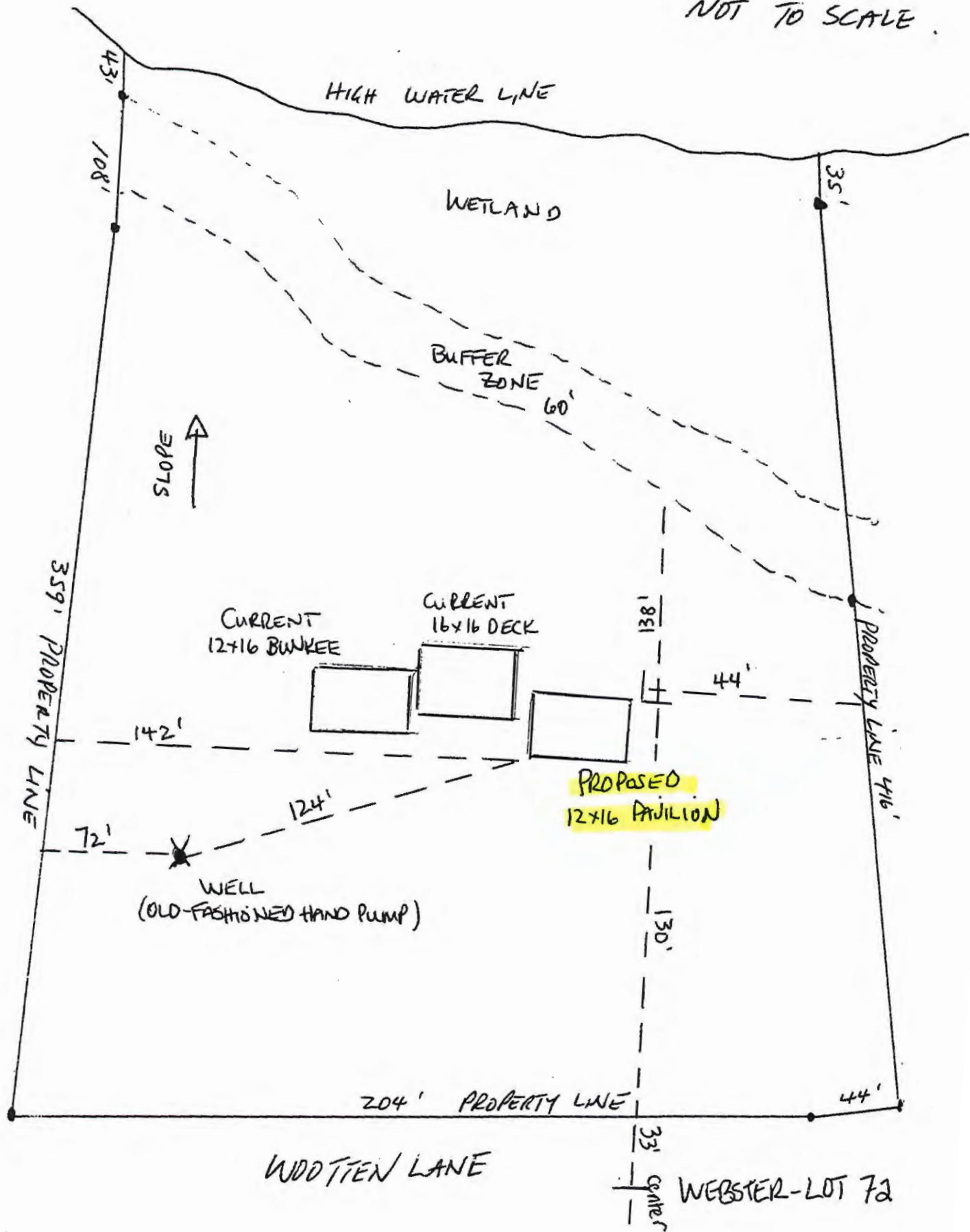


Dust
Property Owner's Signature or Applicant

Jun 26/25.
Date

5

NOT TO SCALE.



TAB

B

RECEIVED

Development Permit Application

MAR 06 2025

Land Division
MONTAGUE



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

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

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

Office Use Only	
Sub. Case File #:	
Permit #:	
PID#:	
Permit Fee:	\$ 250.00
Received:	
PIC Verified:	☒ M.W. 7/15

CM

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

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

#2 (now #1)

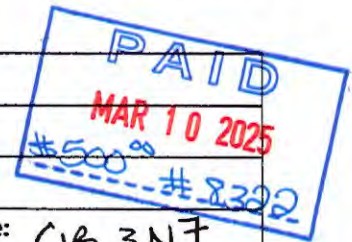
12x16 (2 bedroom structure)

Property Information:

Property Tax Number: 835033-000	Lot Number - if applicable: MURRAY HARBOUR
Civic Address Number: -	Street Name: WOOTEN LANE (LOT 72)

Property Owner Information:

Full Legal Name: DAVID ALLAN WEBSTER		
Company Name: -		
Street Address: 374 GAY RD		
Community: BOWNAL	Province: PE	Postal Code: C1B 3N7
Email: websterd@hotmail.com		Phone: 902-628-6305 -



Applicant Information if different from Owner:

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

m-2025-0024

What is the property currently used for?

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

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

How will the new proposed structure receive sewer services?

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

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

INDIVIDUAL FAMILY DAY CAMP (eg. kayaking, swimming, gardening)

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

Please describe the use of each building in detail:

THIS IS ALREADY BUILT AS DISCUSSED - 12x16 BUNKER -
WE CALL A "WOODEN TENT" - CONTAINS 2 BEDS AND
STORAGE (PADDLES, LIFEJACKETS...) - NO UTILITIES

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

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

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

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

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

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

12x16 FOR STORAGE AND 2 BEDS IF WE STAY OVERNIGHT -
A "WOODEN TENT"

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

Width (ft):	12'	Number of Storeys:	1
Depth (ft):	16'	Main Floor Area (ft ²):	192
Height of Structure:	11'	Total Floor Area (ft ²):	192

What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? VINYL

What roofing material are you proposing for the structure? METAL

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

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

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

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

FAMILY DAY CAMP - Kayaking, Swimming, gardening

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

	Name	Email Address	Phone Number
Surveyor:			
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			

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

For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies. Staff may also carry out a site inspection.

Declaration

I, _____

DAVID WEBSTER

hereby certify that I am (select one)

the registered owner of the land
proposed for developmentauthorized to act on behalf of the registered
owner of the land proposed for development

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

Signatures

Registered Owner(s):

or

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

DAVID WEBSTER
[Signature]

[Signature]

Date Mar 6/2025

Date _____

Date Mar 6/25

Applicant: _____

Date _____

Submit Applications To:

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

Office Use Only**DEVELOPMENT PERMIT FEES**

Residential (\$250)

Industrial/Commercial/Institutional/Recreational (\$600)

Resource (\$500)

Other Applicable Fees

Total

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

Development Permit Application Sketch

Pursuant to the Planning Act

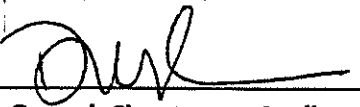
This sketch is required as part of the Development Permit Application and needs to include the following:

- | | |
|--|--|
| ☒ All Property lines with their lengths (in ft) | ☒ Show any watercourse, wetlands, top of bank, or sand dune located on the property |
| ☒ Road(s), including their name(s) | ☒ Distances from watercourse, top of bank, or sand dune to any structures (building or septic) (in ft) () |
| ☒ All Buildings with their sizes listed (in ft) | ☒ Arrow showing the natural slope of the land |
| ☒ Distance from centre of road to building (in ft) (160) | ☒ Distance from the centre of driveway to the nearest neighbouring property line (in ft) () |
| ☒ Distance from buildings to property lines (in ft) () | ☐ Distance between well and septic system (in ft) (NA) |
| ☒ Distance from septic tank/field to property lines (in ft) (NA) | |
| ☐ Distance from well to building (in ft) (80) | |



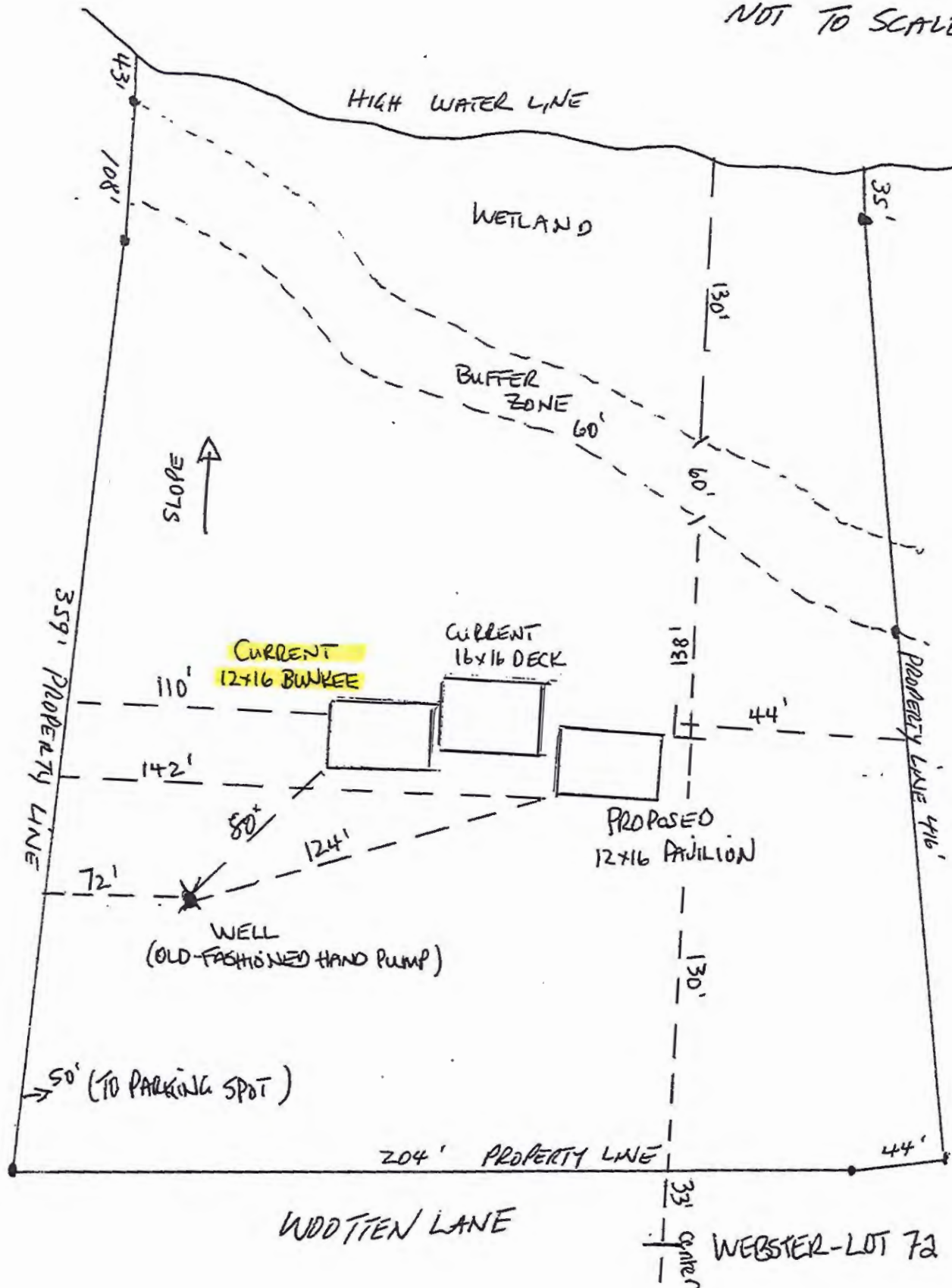
PLEASE SEE NEXT PAGE

NB. MAP HAS BOTH "CURRENT 12x16 BUNKER" (THIS APPL.)
AND "PROPOSED 12x16 PAVILION"
(PREVIOUS APPL.)


Property Owner's Signature or Applicant

March 6 / 2025
Date

NOT TO SCALE.



TAB C

Development Permit Application

WEBSTER - MURRAY HARBOUR

RECEIVED



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

DEC 01 2025

REPLACES MAR 6/25

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

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

Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	\$250 -
Received:	
PIC Reviewed:	☒ MAR. 7/25

Paid March 10/25
#8322
revised app
Jan. 21/26
ay

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

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

Property Information:

Property Tax Number: 835033 -000	Community Name: MURRAY HARBOUR
Civic Address Number: —	Street Name: WOOTTEN LANE
	Lot Number— if applicable: LOT 72

Property Owner Information:

Full Legal Name: DAVID ALLAN WEBSTER		
Company Name:		
Street Address: 374 KAY ROAD		
Community: POWNAL	Province: PE	Postal Code: C1B3N7
Email: websterd@hotmail.com	Phone: 902-628-6305	

Applicant Information if different from Owner:

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

17-2025-0024-Revised

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: ZONED SUMMER COTTAGE USE

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

FAMILY RECREATION (e.g. kayaking, swimming, gardening)

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

Please describe the use of each building in detail:

TWO BUILDINGS CURRENTLY USED FOR STORAGE (12x16, 7x8).

PROPOSAL TO CHANGE USE OF 12x16 BUILDING INTO DWELLING (SEASONAL)

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

☐ New detached structure ☐ Addition to existing structure ☐ Relocation of structure

☒ Change of use of existing structure

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

☒ Residential (Single-unit) ☐ Residential (Duplex) ☐ Residential (Multi-unit) ☐ Accessory Dwelling Unit

☐ Rental Accommodation ☐ Commercial ☐ Industrial ☐ Institutional ☐ Agriculture ☐ Aquaculture/Fisheries

☐ Forestry ☐ Recreational ☐ Resource ☐ Home-Based Business ☐ Vacant ☐ Other: SUMMER-USE DWELLING

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

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

AS ABOVE - SUMMER-USE DWELLING

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

How will the new proposed structure receive sewer services?

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

N/A

☐ Municipal wastewater treatment ☐ Private central wastewater treatment

Was a Site Suitability Assessment completed?

☒ Yes ☐ No ☐ N/A

How many bedrooms are in the proposed/existing structure? SINGLE ROOM DWELLING
Are you proposing to add any additional bedrooms? If so, how many? 0

What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? VINYL

What roofing material are you proposing for the structure? METAL

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

Width (ft):	12'	Number of Storeys:	1
Depth (ft):	16'	Main Floor Area (ft ²):	192
Height of Structure:	11'	Total Floor Area (ft ²):	192

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

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

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

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

N/A

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

	Name	Email Address	Phone Number
Surveyor:			
Site Assessor:			
Septic Contractor:	KING'S COUNTY CONSTR.	mdanner@eastlink.ca	902-838-2191
Lawyer:			
Engineer:			
General Contractor:			

Please Note: Your application will be considered incomplete and will be returned if any of the requirements outlined are missing, unclear, illegible, or if fees have not been paid. For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies. Staff may also carry out a site inspection.

Declaration

I, DAVID WEBSTER hereby certify that I am (select one)

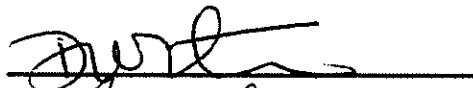
☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)



Date: 1 DEC 2025

or



Date: 1 DEC 2025

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

DEVELOPMENT PERMIT FEES

Residential (\$250).....	=
Industrial/Commercial/Institutional/Recreation (\$600).....	=
Resource (\$500).....	=
Other Applicable Fees	=
Total	=

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

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

Development Permit Application

Pursuant to the Planning Act

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

- | | |
|--|---|
| ☒ All Property lines with their lengths (in ft) | ☒ All Buildings with their sizes listed (in ft) |
| ☒ Road(s), including their name(s) | ☒ Arrow showing the natural slope of the land |
| ☒ Distance from Septic Tank to Well (ft): <u>80'</u> | ☒ Distance from Septic Field Tile to Well (ft): <u>120'</u> |

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

- | | |
|--|---|
| ☒ Centre of Road (front yard) (ft): <u>110' TO PROPERTY LINE</u> | ☒ Rear Yard Property Line (ft): <u>300'</u> |
| ☒ Left Side Property Line (ft): <u>110'</u> | ☒ Right Side Property Line (ft): <u>76'</u> |
| ☒ Shoreline or Top of Bank (ft): <u>300'</u> | ☒ Wetland or Watercourse (ft): <u>130' TO BUFFER</u> |
| ☐ Dunes (ft): <u>-</u> | ☒ Water Well (ft): <u>80'</u> |
| ☒ Septic Tank (ft): <u>15' (TO BE CONFIRMED BY CONTRACTOR)</u> | ☒ Septic Field Tile (ft): <u>20-40 (TO BE CONFIRMED BY SEPTIC CONTRACTOR)</u> |



AS ATTACHED

Property Owner's Signature or Applicant

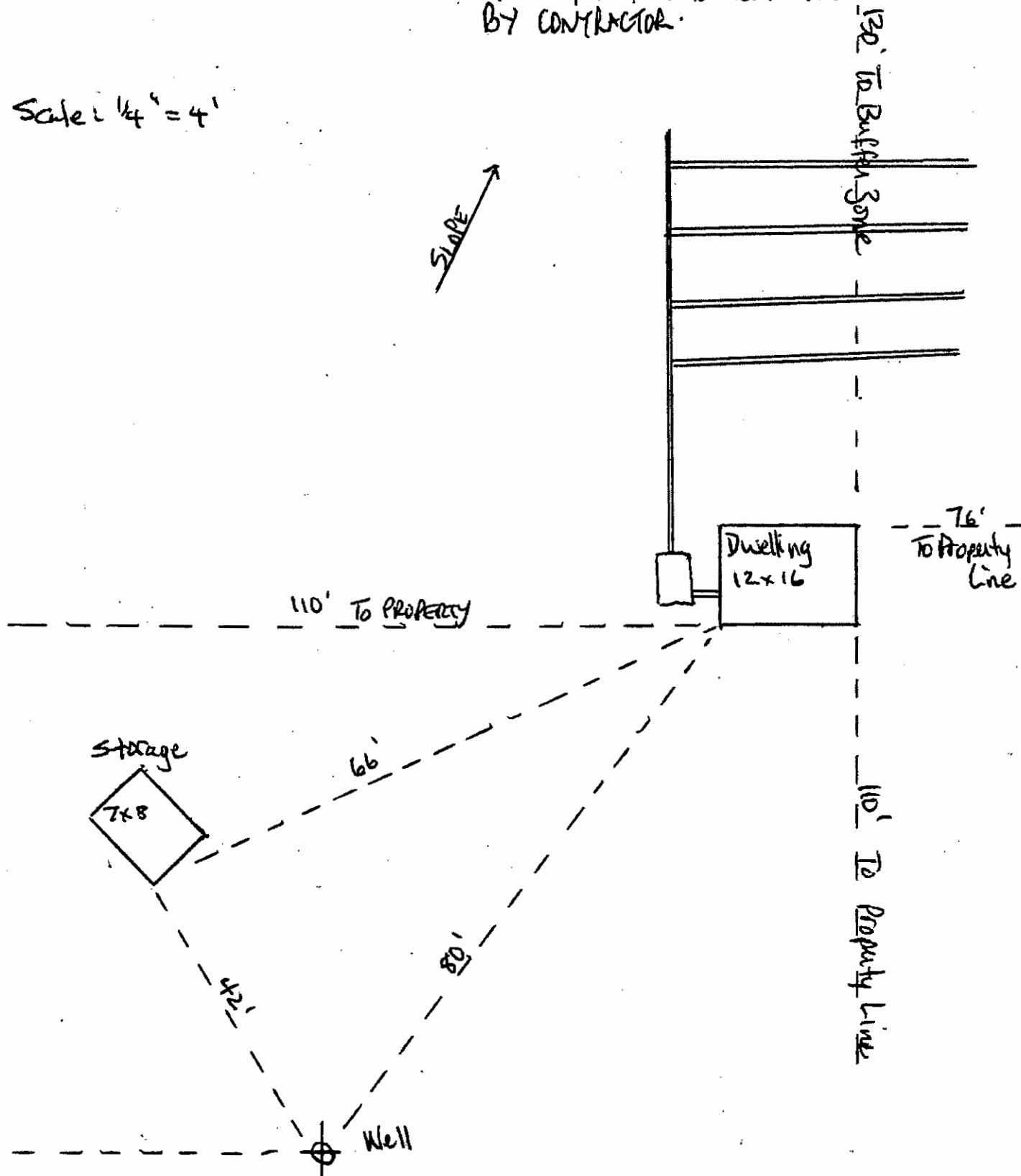
1 DEC 2025

Date

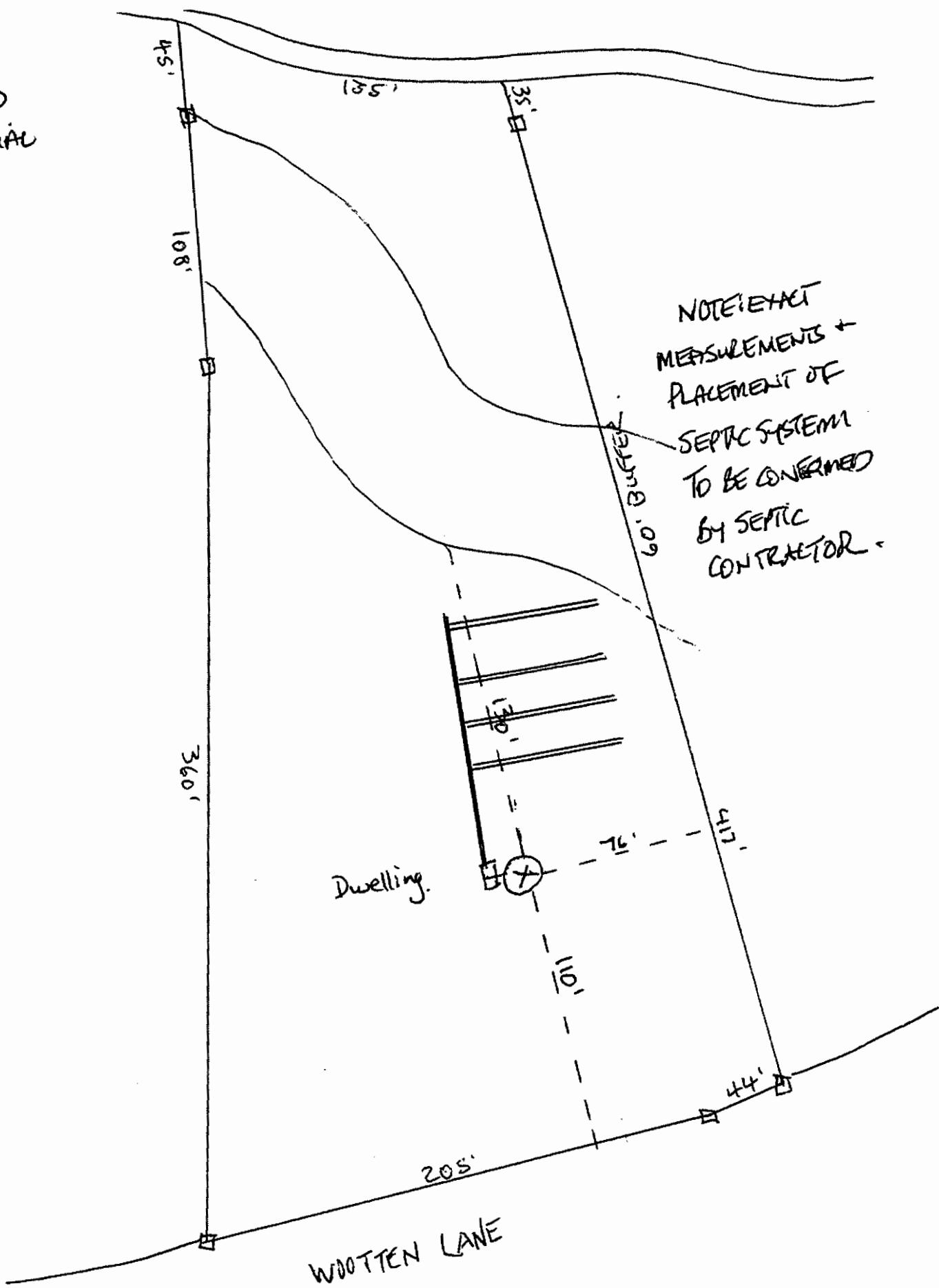
5

NOTE: MEASUREMENTS FOR
SEPTIC SYSTEM TO BE CONFIRMED
BY CONTRACTOR.

Scale: $\frac{1}{4}" = 4'$



MAP COPIED
FROM OFFICIAL
SURVEY.



NOTE: EXACT
MEASUREMENTS +
PLACEMENT OF
SEPTIC SYSTEM
TO BE DETERMINED
BY SEPTIC
CONTRACTOR.

TAB

13

Webster Submission: Notes to Permit Applications

There is no hydro/electrical service to the property, and as such there are no electrical facilities in the building:

- Cooking, if/when needed, will be done on either barbecue and/or camp stove outside of the building

There is no piped water available to the property, and as such:

- Potable water, if/when needed, will be brought from home
- Water for toilet will be sourced from either well and/or rainwater and dropped in by bucket or suitable container
- No plumbing facilities/fixtures are required other than what is required to service the toilet connection to the septic system (i.e. no sinks)

As a seasonal property and building, there are no heating, cooling or other HVAC systems.

Ventilation will be with natural means (windows and doors).

There are no additional expectations related to “housekeeping” or any other portion of the various definitions related to the building being a dwelling, other than there will be at least 1 bed.

There are no additional expectations that come as a result of how government officials interpret regulations and codes, either directly or through perceived intent.

The work will be completed within the 2-year time period allotted by the government for permits to remain valid. While it is hoped that the work will be completed earlier, there are considerations regarding the potential damage to Wootten Lane from heavy equipment that may limit the time of year the work can be completed.

TAB

14



22-Jan-2026

Montague

Development Permit

Issued under the authority of
"The Subdivision and Development Regulations"

Permit No. M-2025-0024

Permission is hereby granted to Georgia Robinson & David Webster, applicant thereof, to construct a (Single Unit) Residential structure on Provincial Parcel Number 835033, located at Wooten Lane in the community of Murray Harbour, in accordance with the plans and information submitted, and subject to compliance with the provisions of all regulations under "The Planning Act", governing and affecting the development.

However, this permit does not in any way guarantee or ensure the title of the holder in the property described herein nor does it affect the holders liabilities, rights or privileges of ownership to such property. This Permit expires twenty four (24) months from the date of issue.

This permit has been issued in a geographic area which does not have land zoning. The area may include existing or future residential, agriculture, commercial, industrial, forestry, tourism, fishing, aquaculture or institutional uses which may influence the use of the site for which the permit has been issued.

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

Properties located near a watercourse and/or coastline may be subject to erosion and flood hazards. For these properties, a Coastal Hazard Assessment is included as part of the subdivision approval / development permit review process. The information contained in the Coastal Hazard Assessment should be taken into consideration in the design of the proposed subdivision / development.

If this development is to be serviced by a new sewage disposal system, you are advised not to start construction until you have contacted a licensed Septic Contractor; failure to do so may result in higher installation costs, or no suitable location on the site for the septic system.

- Subject To:
- 1) The requirements of the Provincial Fire Marshal's Office. See attached.
 - 2) Structure being erected in accordance with the approved application sketch and must meet the minimum development setback requirements of the *Planning Act* Subdivision and Development Regulations.
 - 3) The sewage disposal system must be installed before any habitable buildings are occupied. The sewage disposal system being designed in accordance with the Category I requirements of the Sewage Disposal Systems Regulations, with an assumed permeable soil depth of 140 cm .
 - 4) 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.
The Environmental Protection Act also provides protection for the sand dune located on this property. The applicant is advised that any activity that interferes with the natural movement of sand or destroys natural stabilizing features is prohibited.
For information on permitting requirements or for assistance in determining the location of a watercourse, wetland, sand dune or buffer zone, the applicant should contact the Department of Environment, Energy and Climate Action at (902) 368-5700.
 - 5) Note: Additional approvals and/or permits may be required prior to the start 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 902-368-5280.
 - 6) Any intensity of use or use contrary to the land use outlined in this approval will require additional approvals from this department.
 - 7) Construction and maintenance of roadways and associated drainage facilities within the bounds of the private rights of way shown on this plan being the responsibility of the rights of way owners.

Approved By:

Dean Lewis
Senior Development Officer

TAB

15



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: David Allan Webster
SUBDIVISION CASE # _____
PROPERTY # 835033

LOCATION: Wooten Lane Lot 72 - Murray Harbour
DEVELOPMENT PERMIT # M-2025-0024
DATE OF INSPECTION _____

Section 2 – Property Information - FLEXVIEW

1. Is the property identified? Attach confirmation. IRAC ☒ No ☐ Yes – EC Order: _____
2. Is the property in a Special Planning Area? ☒ No ☐ Yes – SPA: _____
 - a. Is the property considered existing in that SPA (before 1994)? ☐ No ☐ Yes
3. Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes – Municipality: _____
4. The property has a: ☐ stream ☒ wetland ☒ watercourse ☐ pond
☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
5. Does the property have poorly or imperfectly drained soils? ☒ No ☐ Yes
6. Are there any existing structures on the property? ☐ No ☒ Yes
7. Existing land use _____ Proposed land use _____
8. Is the lot existing? (created before 1979) ☒ No ☐ Yes
 - a. If no, First Lot Off (1979 to 1993 to 2002) ☒ No ☐ Yes
 - b. If no, Over 10 Acres (1979 to 2002) ☒ No ☐ Yes
9. Was the lot approved previously? ☐ No ☒ Yes
Case # 15682B Lot # Lot 72 Approved Use Summer Cottage Use
10. Is a Coastal Hazard Assessment required? ☐ No ☒ Yes ☐ N/A
Average Erosion Rate _____ Calculated Setback Distance _____
11. Reference Cases:

15682

Section 3 – Soil & Septic Information - ENVIRO

- a) What is the soil categorization? Cat I Permit # KSSA-2026-003
- b) Previously Assessed? No Case # _____ Assumed Permeable Soil 191 cm
Assessor Mike Annear Registered Document # 15618
- 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 Wooten Lane Private 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: _____
- e) # of lots approved of private road since 2009? _____
 - a. If over 5 lots – Road upgrade may be required.
- f) Highway access (culvert) ☐ new culvert required ☒ existing entrance
☐ relocate existing entrance

Notes:

12 x 16 (2 bedroom structure)

Section 5 – Building Information

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

Section 6 – Comments

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

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

Section 6 – Additional Information

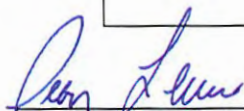
- a) Does the proposal exceed 2 lots since 1993? ☐ No ☐ Yes
o. If yes, has the proposal been circulated to the Hydrogeologist? ☐ No ☐ Yes
b) Does the proposal exceed 5 lots since 1993? ☐ No ☐ Yes
o. If yes, there may be requirements for incremental subdivision. Open Space, etc.
c) Is a survey plan required?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

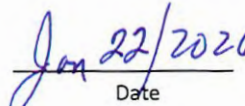
Notes:

SSA Kings County

Section 7 – Decision and Sign Off

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


Officer


Date

TAB

16



Outlook

Coastal Hazard Assessment (CHA) PID 835033

From coastalproperty <coastalproperty@gov.pe.ca>
Date Mon 3/17/2025 11:12 AM
To Cindy MacMillan <cindymacmillan@gov.pe.ca>

RECEIVED

MAR 17 2025

Land Division
MONTAGUE.

 2 attachments (570 KB)

CHA PID 835033 MAP.pdf; CHA PID #835033.pdf;

Hi Cindy,

Please find attached the Coastal Hazard Assessment (CHA) for PID 835033 along with a map of the property.

Feel free to contact me if you have any questions.

Have a great day!

Emily



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)	835033		
Civic Address/Lot Number	Wootten Lane		
Community/Municipality	Murray Harbour / Murray Harbo		
Shoreline Classification Type	Wetland, Estuary Exposure		
Watershed Name	Nicolle Point	Watershed ID	WS 253

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 armouring) 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)	
Maximum Coastal Erosion Rate (cm/year)	
Coastal Erosion Hazard Classification	N/A
Comments: This property is fronted entirely by a saltmarsh therefore a coastal erosion rate is not available.	

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.

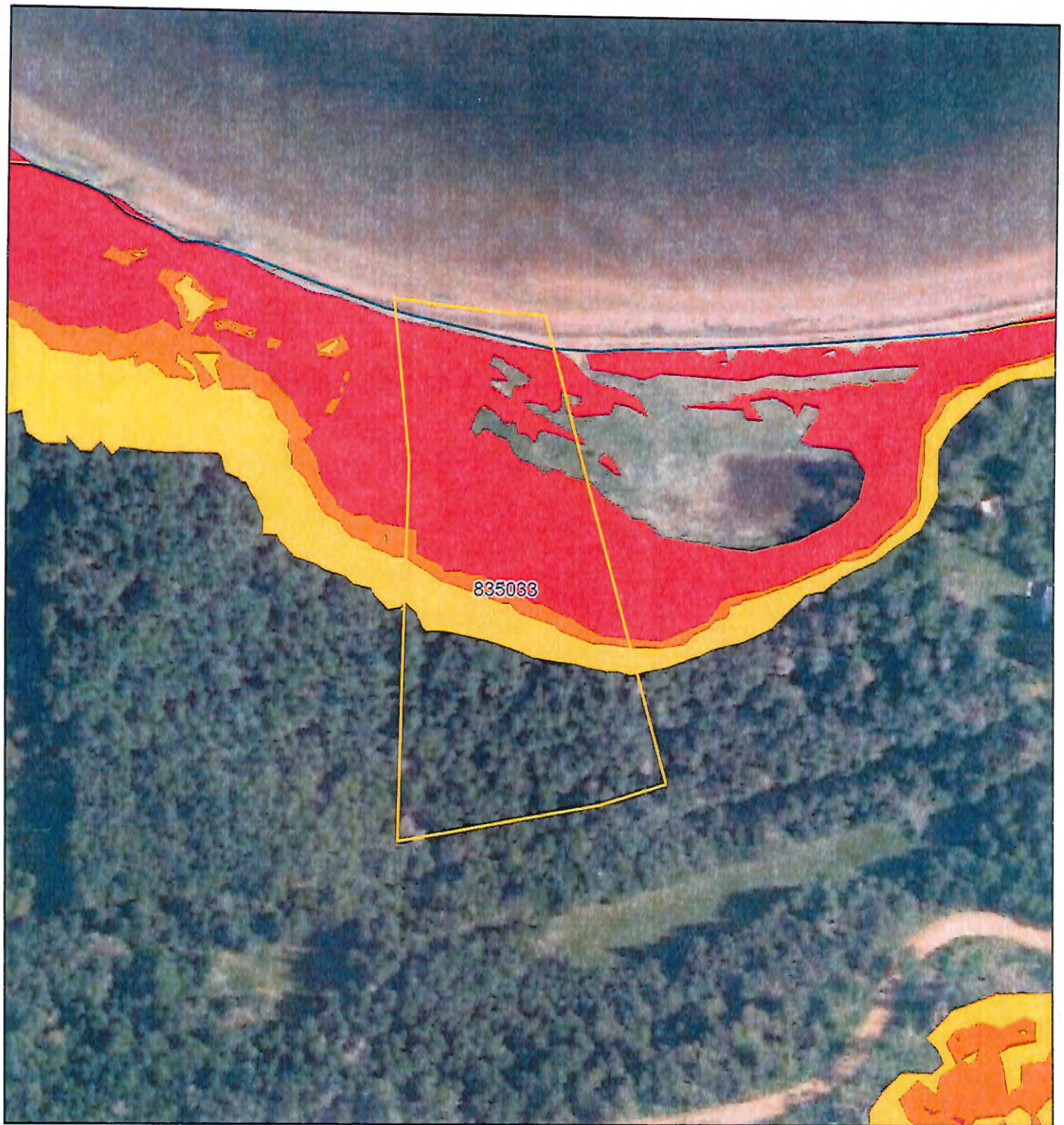
A worst-case-scenario designated flood elevation, indicating an additional 0.65m of sea level rise, is also provided on the CHA map of the property. All land above this elevation is considered outside the coastal flood hazard zone.

COASTAL FLOOD HAZARD ASSESSMENT	
	Approximate proportion (%) of the property within each flood hazard zone
High Flood Hazard	40
Moderate-High Flood Hazard	5
Moderate-Low Flood Hazard	10
Minimal Flood Hazard	45

Comments: Approximately 40% of this property falls within the High Flood Hazard Zone, 5% falls within the Moderate-High Flood Hazard Zone, 10% falls within the Moderate-Low Flood Hazard Zone, and 45% falls within the Minimal Flood Hazard Zone.
Portions of the adjacent road fall within the High Flood Hazard Zone and may compromise access or egress during a flood event.
If available, local knowledge of previous occurrences of flooding will also help to inform the property owner regarding current and future flood risk.

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/coastal hazards.

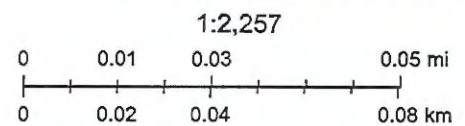
PID 835033



2025-03-17

- Coastal Properties
- Coastal Change 2020 - Shore Type
- > 0 - 0.3
- High Flood Hazard - 2020
- Moderate High Flood Hazard - 2050
- Moderate Flood Hazard - 2100

- Orthos2020cache
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Orthos2020cache
- Red: Band_1
- Green: Band_2



TAB

17

TAB

A

PID# 835033	PERMIT/SD# m-2025-0024	PROPERTY OWNER NAME: DAVID WEBSTER & GEORGIA ROBINSON
DATE RECEIVED IN MONTAGUE: MAR. 6/25	COMMUNITY: Murray HBR	APPLICANT NAME: DAVID ALLAN WEBSTER

DATE:

NOTES:

#2

Mar. 7/25	Pre. dev. form started -
	→ ready for payment.
March 10/25	Spoke with David and he payed
	for the D.P. \$250 ⁰⁰
Mar. 13/25	emailed for comments from: ENVIRON → Received May 6/25
	COASTAL: RECEIVED MAR. 17/25
May 7/25	requested wetland coordinates from ENVIRON.
May 22/25	Site visit Completed
May 22/25	also met with client & discussed options
	remove structures or bring property into compliance
	compliance. He is going to contact Environment re: Septic
Aug. 20/25.	spoke to client via email. He hasn't decided how to bring
	his property into compliance.
Aug. 27/25	Dean & I met with client on-site to discuss
	non-compliance issue. Client will be in touch once he
	figures out septic situation.

Jan. 8/26 - received SSA.

Jan. 21/26. - Ready to be approved

TAB

B

Gazebo

PID# 835033	PERMIT/SD# m-2025-0025	PROPERTY OWNER NAME: DAVID WEBSTER & GEORGIA ROBINSON
DATE RECEIVED IN MONTAGUE: FEB. 24/25	COMMUNITY: Murray HBR	APPLICANT NAME: DAVID ALLAN WEBSTER

#1

DATE:

NOTES:

MAR. 4/25	Pre. dev. form started.
	→ emailed client to provide permit info for existing structure 12x16 w 2 beds.
MAR. 6/25	Received app. for existing 12x16 structure.
	→ ready for payment.
March 10/25	I spoke with David today and he payed for the D.P. \$250 ⁰⁰
MAR. 13/25	emailed for comments from: ENVIRON → Received May 6/25 CONSTAL → Received Mar. 17/25
MAY. 7/25	requested wetland coordinates from ENVIRON.
MAY. 22/25	Site Visit completed.
	→ also met with client & discussed options remove structures or bring property into compliance
	He is going to contact ENVIRONMENT re: septic
MAY. 26/25	Application cancelled as per client's email

TAB

18

David Webster Cindy Dean Aug 27/25

- Approved use Seasonal use is residential
 - Septic tanks
- Stay over night party (rented tools)
- Summer recreational use
- take every thing (waste) home with them
- Same as neighbors use
Hells mikes
- Fibra money spent to clean up reflant
 - water trees

- center clipboard
chair
bat

TAB

19

DEPARTMENT OF PRINCE EDWARD ISLAND
DEPARTMENT OF FINANCE
LAND AND PROPERTY RECORDS DIVISION

Property Assessment Information Listing
Assessment Year (2025)

2025-

Original Parcel Number		Map #	Property Location	Owner Name & Mailing Address	
N/A		11L028A3	MURRAY HARBOUR	DAVID WEBSTER & GEORGIA ROBINSON	
Tract:	3093			374 GAY RD	
Lot:	3281			POWNAL PE	
Map #:	64			C1B 3N7	
Block #:	4				
Acreage		Assessment Values (2025)		Taxable	Designated Taxpayer & Mailing Address
Use:	A	1.98	Commercial: \$0.00	\$0.00	DAVID WEBSTER & GEORGIA ROBINSON
	N		Non-Commercial: \$61,800.00	\$61,800.00	POWNAL PE
	Murray Harbour		Residential: \$0.00	\$0.00	C1B 3N7
	2		Farm: \$0.00	\$0.00	Dates
	REARDON ANDREW		Buildings		
Line No:	100				Last Inspection: 23-SEP-10
Code:					Last Owner Chg: 15-OCT-21
Code:					Initially Filed: 21-MAR-96
Code:					Dormant:

Parcel	Parcel Illustration	
835033		
Original Parcel Number	N/A	
Property Location	--	
Owner Name	DAVID WEBSTER & GEORGIA ROBINSON	
Acreage	1.98	

Information taken to provide high quality information from the data available to the Department. However, the user is cautioned that data may have been omissions and it may be incomplete or inaccurate. Conditions may also have changed since the collection of the data.

NT OF PRINCE EDWARD ISLAND
NT OF FINANCE
ND PROPERTY RECORDS DIVISION

Registry Information Listing

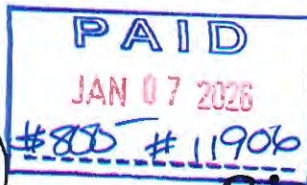
2025-

Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address	
N/A	11L028A3	MURRAY HARBOUR	DAVID WEBSTER & GEORGIA ROBINSON 374 GAY RD POWNAL PE C1B 3N7	
S FILED ON PARCEL				
Description	Type	Document Number	Liber/Book	Folio/Page
DEED	11	2261	2218	
DEED	11	333	325	17
NS				
er			Plan	
			N8 8806	

Consideration
\$70,000.00
\$0.00

TAB

20



RECEIVED

JAN 08 2026

Land Division
MONTAGUE

Registration Form

Site Suitability Assessment

Freedom of Information and Protection of Privacy

Personal information on this form is collected under section 31(c) of the *Freedom of Information and Protection of Privacy Act* R.S.P.E.I. 1998, c. F-15.01 as it relates directly to and is necessary for registration of this document and will be used for the administration of the *Water Act*. If you have any questions about this collection of personal information, you may contact the On-Site Septic Coordinator, Department of Environment, Energy and Climate Action, 11 Kent St., PO Box 2000, Charlottetown, PE C1A 7N8, Telephone (902) 368-5044.

SSA Registration # **15618**Date submitted **30th 2025**

Site Suitability Assessment

Site Assessor Information

Site Assessor's Name: **Mike Anner**License #: **C031**Company Name: **Kings County Construction Ltd**Phone #: **838-2191**

Property Information

Owner's Name: **David Webster**Property #: **835033**Community: **gladstone**Lot #: **72**New Development: Yes ☐ No ☒

Applicant Information

Name: **David Webster**Address: **374 Gay Road**Community: **Pownal**Postal Code: **C1B 3N7**

Assessment Results

Category				
I	II	III	IV	V
(circle one)				

Depth of permeable soil **191 cm**
Signature of Site Assessor**KSSA-2026-003**

DPCEC-4113

FORM A Test Pit Record

Date: <u>24 Nov, 2025</u> Time: <u>11:20</u>	Registration No. <u>15618</u>	Lot Classification: Category (circle one) ① II III IV V
Proponent's Name: _____	Property No: <u>835033</u>	
Site Location: <u>Wooten Lane, Gladstone</u>	Contractor: <u>Hines Co. Const.</u>	
Test Pit No: <u>1</u>	Technician: <u>S. Hickey (STANLEY)</u>	

Horizon (Fig. 3.3)	Depth (cm)	Texture (Fig. 3.4)	Structure (Table 3.2)	Colour (Sec. 3.3.6)	Density (Table 3.3)	Permeability Test		
						test #	depth (cm)	rate (cm/min)
Root Mat	5.0	SANDY LOAM	GRANULAR	Brown	Loose			
Surface 5.0-20								
Sub Surface 20-36		SANDY LOAM	GRANULAR	Red Brown	Compact			
Parent 36-191		Silty Sand	GRANULAR	Red Brown	Compact	1	61	0.35

Estimated Depth of Permeable Soil <u>191</u> cm	Depth to Water Table <u>>191</u> cm	Depth to bedrock <u>>191</u> cm
% Slope (angle 1:1) <u>0-5</u>	Rootlet depth <u>36</u> cm	Test Pit depth <u>191</u> cm

Comments: $K_{fs} = 2.6 \times 10^{-4} \text{ cm/sec}$ <u>PERMEABILITY TEST 2 METERS SOUTH OF TEST PIT</u>	Signature: 
---	--

Form A must be accompanied by a soil map showing site, test pit & permeability location

(May 2009)

Figure B4 – Field Permeability Data Sheet

PID # 835033 WOOTEN LANE Glastonbury

Depth 61 cm.
Test Pit # 1

[illegible]

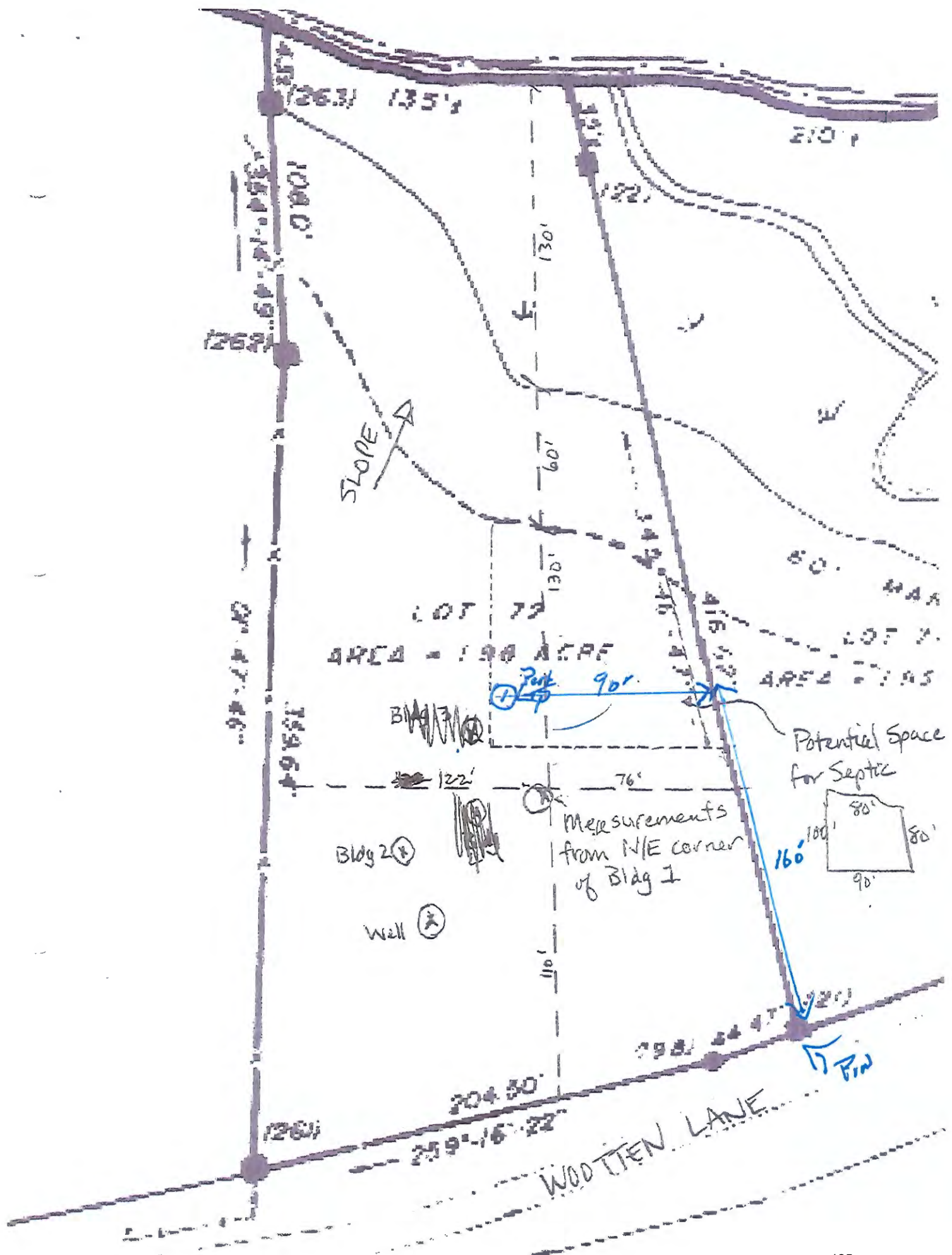
Equipment: Fast THERMOMETER

PEI Department of Agriculture & Forestry
Map Printout



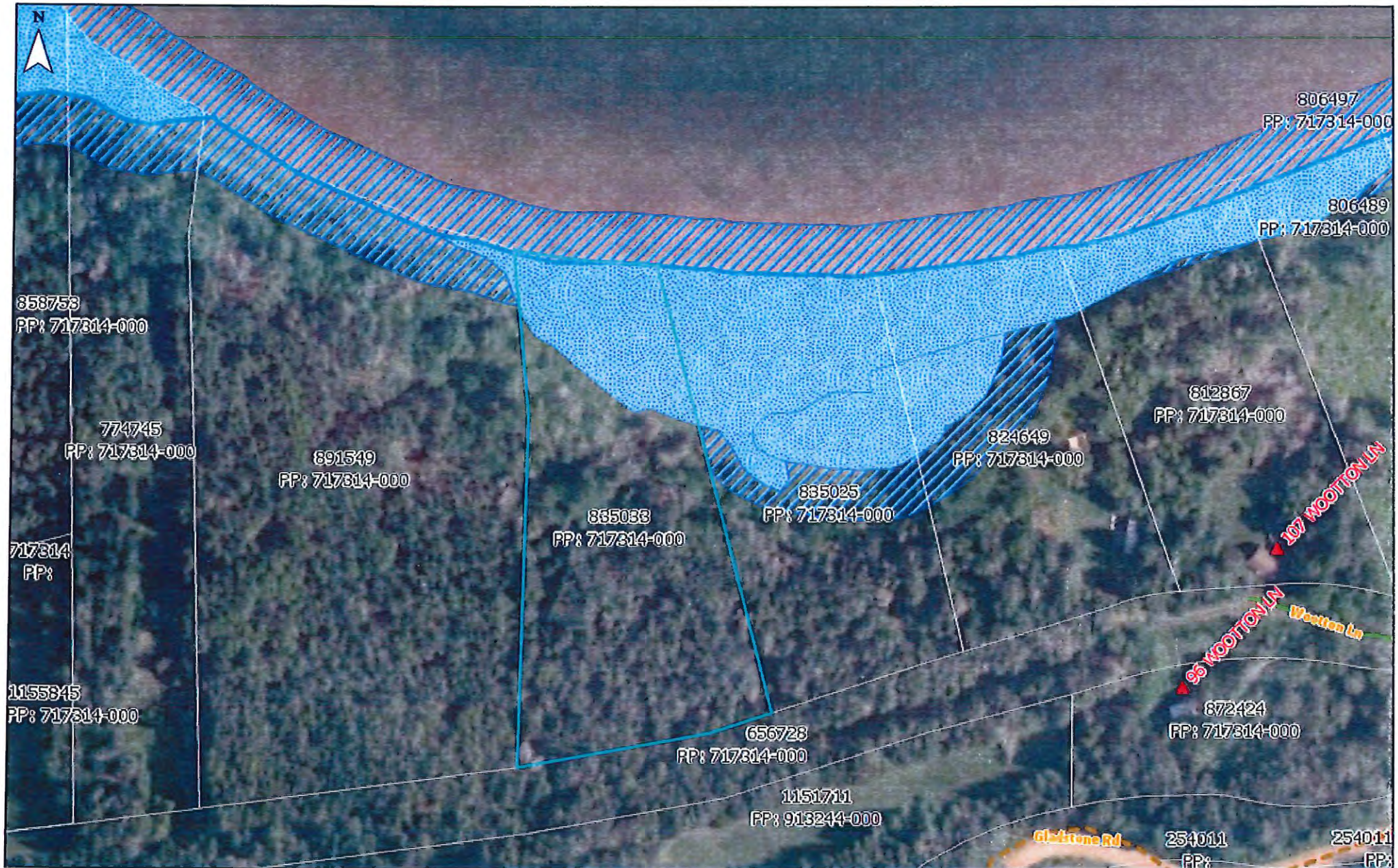
Map is 0.6892 km wide.

Produced by the Prince Edward Island Department of Agriculture & Forestry. This map is a graphic representation and is not intended to be used for legal description or to calculate exact dimensions.



TAB

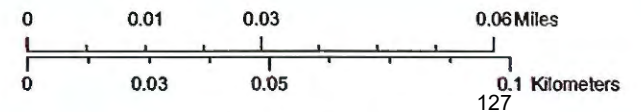
21



March 4, 2025

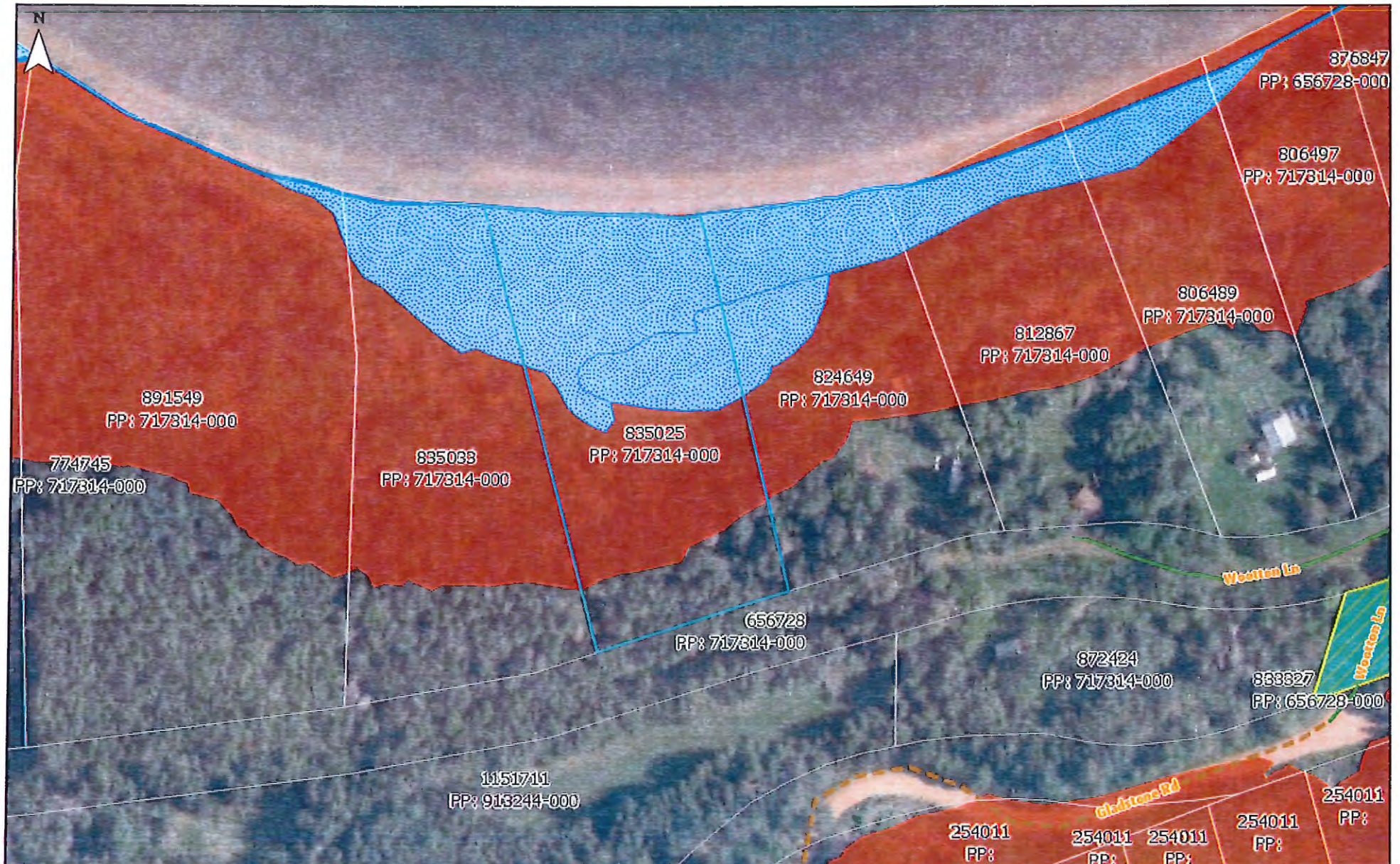
This map is not intended for legal description or to calculate exact land dimensions.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Statistics Canada



Scale: 1:2,257

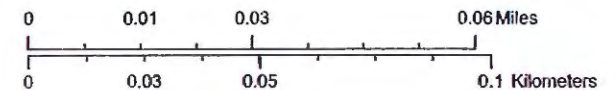
SSO



March 3, 2025

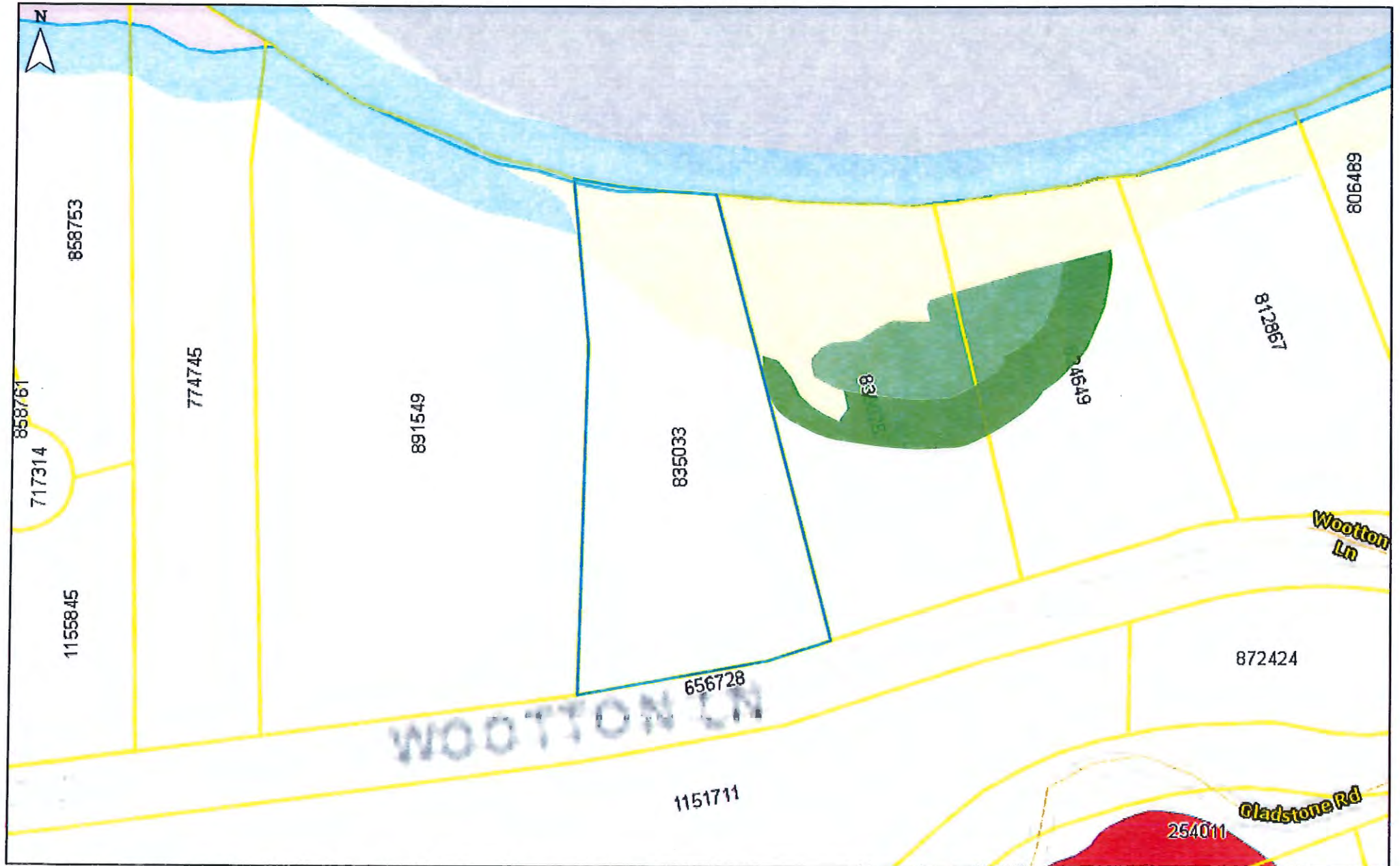
This map is not intended for legal description or to calculate exact land dimensions.

Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Statistics Canada



Scale: 1:2,257

Environment



March 3, 2025

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

Esri, HERE, Garmin, (c) OpenStreetMap contributors, 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 0.01 0.03 0.06 Miles
 0 0.03 0.05 0.1 Kilometers

Scale: 1:2,257

TAB

22

INTEROFFICE MEMORANDUM

To: Cindy MacMillan

Subject: M-2025-0024/M-2025-0025 – Webster, Murray Harbour, PID # 835033

Date: May 5, 2025

The Environmental Land Management (ELM) Section has reviewed the above noted Development Permit Application dated March 6th, 2025. We understand that the applicant proposes to construct/place a 12x16 pavilion and is seeking Development Approval for a deck and bunkie that were placed/constructed without the necessary permits.

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 watercourse/wetland located at/near the northern boundary of this property. The applicant is advised that no development (including, but not limited to, the placement/construction of a building or other structure, the cutting of trees/shrubs, 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.
2. The Environmental Protection Act provides protection for the sand dune located on this property. The applicant is advised that any activity that interferes with the natural movement of sand or destroys natural stabilizing features is prohibited without the written permission of the Minister. For information on permitting requirements or for assistance in determining the location of a sand dune, the applicant should contact the Department of Environment, Energy and Climate Action at ELM@gov.pe.ca or (902)368-5700.

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

Anita Masters
Environment Officer

TAB

23



PRINCE EDWARD ISLAND

Regulatory & Appeals Commission

Commission de réglementation et d'appels

ÎLE-DU-PRINCE-ÉDOUARD

Identified Parcel Search Results

PLEASE NOTE:

The Land Information System database is based on information filed as part of applications made under the [Lands Protection Act](#). The Commission does not warrant the accuracy of the information. Without limiting the generality of the foregoing, certain information may have changed after processing the applications including, in some cases, the assignment of new parcel numbers to identified land. The new parcel numbers are not necessarily contained in the database. The database does not include parcels that were identified prior to 1979.

Email questions to: lpinquiries@irac.pe.ca.

Please enter parcel number (you must enter 6 or 7 digits):

835033

No match found!

TAB

24



**Department of Justice
and Public Safety**

Provincial Fire Marshal

PO Box 2000
Charlottetown
Prince Edward Island
Canada C1A 7N8

Tel: 902 368-4869
Fax: 902 368-5526

General Fire Safety Code Requirements for New One- and Two-Family Dwellings

The following are requirements that shall be addressed for buildings that are to be considered one- or two-family dwellings.

One- and two-family dwellings include buildings not more than two dwelling units in which each living unit is occupied by members of a single family with no more than three outsiders.

In any dwelling or living unit of two rooms or more, every sleeping room and every living area shall have at least one primary means of escape, and one secondary means of escape.

The primary means of escape shall be a door stairway or ramp providing a means of unobstructed travel to the outside of the dwelling unit at street or ground level.

Secondary means of escape shall be one of the following:

- 1) A door, stairway, passage, or hall, providing a way of unobstructed travel to the outside of the dwelling at street or ground level, that is independent of and remote from the primary means of escape.
- 2) A passage through an adjacent non-lockable space independent of and remote from the primary means of escape to any approved means of escape.
- 3) An outside door or outside window with a clear opening area of 3.9 sq feet in accordance with the National Building Code. The bottom of the opening shall not be more than 44 inches (112 cm) from the floor. Such means of escape shall be acceptable if:
 - A) The window is within 20 feet (6.1 metres) of the grade, or
 - B) The window is directly accessible to the Fire Department rescue apparatus as approved by the authority having jurisdiction.
 - C) The window or door opens onto an exterior balcony.

EXCEPTION: A Secondary Means of Escape Is Not Required:

- 1) The bedroom or living room has a door leading directly to the outside of the building at or to grade level: OR
- 2) If the dwelling unit is protected throughout by an approved automatic sprinkler system.

No required path of travel from any room to the outside shall be through another room or apartment not under the immediate control of the occupant of the first room or through a bathroom or other space subject to locking.

No door in the path of travel of a means of escape shall be less than 28 inches (71 cm) wide and be a minimum 6 feet (198 cm) in height.

Every closet door latch shall be such that children can open the door from inside the closet, and every bathroom shall be designed to allow opening from the outside when locked.

No door in any means of escape shall be locked against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.

Approved inter-connected multi station smoke detectors continuously powered by the house electrical system shall be installed. The detectors shall be located in the hall area(s) giving access to rooms used for sleeping along with being installed in all sleeping rooms and in all living levels of the home. Carbon Monoxide alarms shall be installed within the dwelling according to the manufacturer's guidelines.

Unvented fuel-fired heaters shall not be used.

Electrical wiring and equipment installed shall be in accordance with the current edition of the Canadian Electrical Code and shall be installed by a licensed contractor.

Heating equipment shall be installed in accordance to current standards (contact the Fire Marshal's Office).

References to be used are as follows:

National Fire Codes as published by the National Fire Protection Association & National Research Council.

CAN/CSA - B365 Installation Code for Solid Fuel Burning Appliances and Equipment

CAN/CSA - B139 Installation Code for Oil Burning Equipment

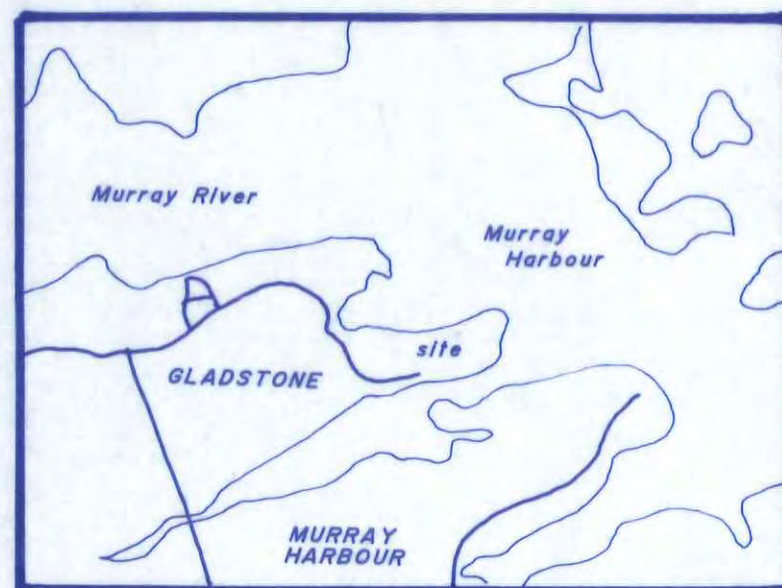
CAN/CSA - B149.2 Installation Code for Propane Burning Appliances and Equipment.

Canadian Electrical Code (CEC) Part 1

If you have any questions or comments relating to these requirements, please contact the Provincial Fire Marshal's Office at (902) 368-4869.

TAB

25



SITE PLAN FROM 1:50,000 N.T.S. SHEETS MONTAGUE 11L/2E

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

STA	EAST	NORTH
161	618225.83	252400.57
166	618367.11	251684.67
167	618243.24	251667.94
169	618353.69	252249.52
170	618359.46	252304.21
177	619802.63	251970.93
181	619970.50	252079.64
178	619846.03	251927.21
206	620025.86	252102.34
208	620056.14	252043.05
209	620166.63	252133.13
221	620166.63	252198.18
191	619335.36	251898.35
192	619360.07	251893.62
193	619689.37	251907.12
194	619532.64	251897.59
222	620080.88	252525.10
200	619867.34	252455.13
201	619683.42	252379.22
202	619552.75	252307.42
203	619430.05	252217.66
204	619238.01	252157.05
224	619822.81	251902.47
3120	622978.26	249456.87
3121	623917.26	251233.70
20	619124.12	251837.32
21	618332.97	251778.46
22	618827.11	252181.41
25	619039.10	252174.40
195	619272.76	251863.09
225	620351.72	252232.74
304	620150.80	252188.59
313	620609.07	252074.76
315	619962.14	251429.93
198	618890.47	251765.37
261	618689.54	251727.31
262	618700.82	252086.77
263	618689.99	252194.22

NICOLLE
COVE

MURRAY
HARBOUR

FOX
RIVER

I, ALBERT J. WRIGHT, Prince Edward Island Land Surveyor, do hereby certify that this survey was executed under my direction and supervision and that this plan is a true and correct representation of the said survey.

ALBERT J. WRIGHT
P.E.I. Land Surveyor

GULF SURVEYS LTD.

PLAN SHOWING PROPOSED SUBDIVISION OF PROPERTY OF

PATRICK ALWEN WOOTTON

GLADSTONE LOT 64 KINGS CO.

FIELDWORK BY A.J.W. & J.P.D.
DRAWN BY D.W.R.
DATE SURVEYED DECEMBER 8, 1993
DATE DRAWN DECEMBER 8, 1993
REVISED JANUARY 12, 1994
OCTOBER 27, 1994
NOVEMBER 24, 1994
DECEMBER 21, 1994
NOVEMBER 16, 1995

SCALE 1" = 100'

100 50 0 100 200 300 400

FILE & DWG. NO. 3205-B

#15682 B

LEGEND
LEGAL SURVEY MARKER SET
BUILDING WALL
FENCE LINE
CALCULATED POINT

NOTE:
THIS SURVEY IS REFERENCED TO P.E.I. GRID MONUMENT NOS. 3120 & 3121.

TAB

26

Development Permit Application

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

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

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

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

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

Property Information:

Property Tax Number: 835033	Community Name: MURRAY HARBOUR
Civic Address Number:	Street Name: WOOTTEN LANE
	Lot Number— if applicable: 72

Property Owner Information:

Full Legal Name: DAVID ALLAN WEBSTER		
Company Name:		
Street Address: 374 GAY ROAD		
Community: POWNAL	Province: PE	Postal Code: C1B3N7
Email: websterd@hotmail.com	Phone: 902-628-6305	

Applicant Information if different from Owner:

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



Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	
Received:	
PIC Reviewed:	☐

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: ZONED SUMMER COTTAGE USE

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

FAMILY RECREATIONAL

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

Please describe the use of each building in detail:

ACCESSORY BUILDING 12x16 - STORAGE & ENVIRONMENT PROTECTION (WEATHER + PESTS)
SHED 7'x8' STORAGE

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

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

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

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

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

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

GAZEBO / SUN ROOM

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

How will the new proposed structure receive sewer services?

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

N/A

Was a Site Suitability Assessment completed?

- ☐ Yes ☐ No ☒ N/A

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

Are you proposing to add any additional bedrooms? If so, how many? _____

What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? VINYL

What roofing material are you proposing for the structure? METAL

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

Width (ft):	14'	Number of Storeys:	1
Depth (ft):	14'	Main Floor Area (ft²)	196
Height of Structure:	10'	Total Floor Area (ft²):	196

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

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

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

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

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

	Name	Email Address	Phone Number
Surveyor:			
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

Please Note: Your application will be considered incomplete and will be returned if any of the requirements outlined are missing, unclear, illegible, or if fees have not been paid. For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies. Staff may also carry out a site inspection.

Declaration

I, DAVID WEBSTER hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)

or

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

Date: 15 SEPT 2025

Date: 15 Sept 2025

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

DEVELOPMENT PERMIT FEES

Residential (\$250).....	=
Industrial/Commercial/Institutional/Recreation (\$600).....	=
Resource (\$500).....	=
Other Applicable Fees _____	=
Total _____	=

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

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

Development Permit Application

Pursuant to the Planning Act

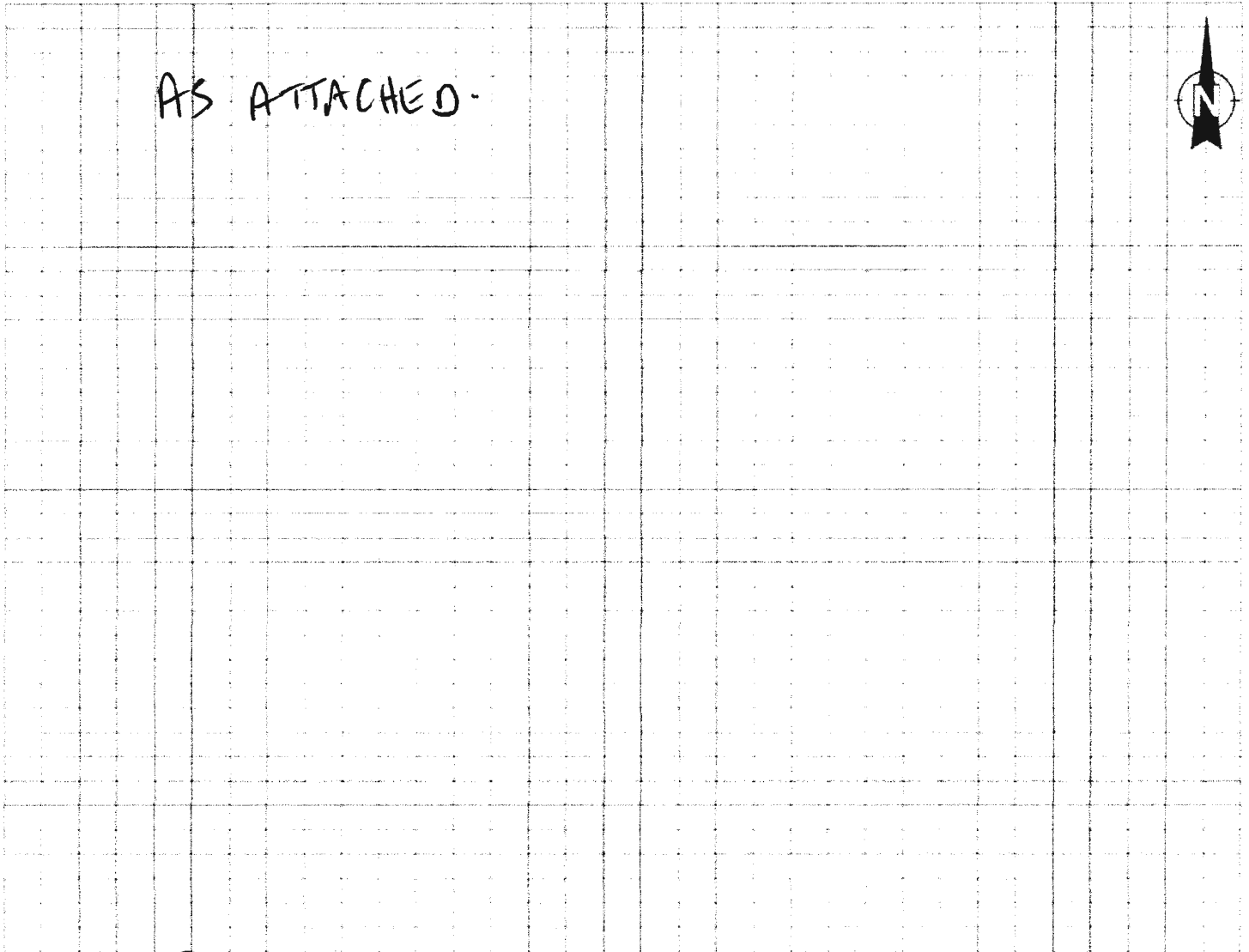
This sketch is required as part of the Development Permit Application and must include the following:

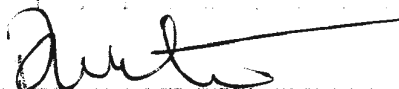
- | | |
|---|---|
| ☒ All Property lines with their lengths (in ft) | ☒ All Buildings with their sizes listed (in ft) |
| ☒ Road(s), including their name(s) | ☒ Arrow showing the natural slope of the land |
| ☒ Distance from Septic Tank to Well (ft): _____ | ☒ Distance from Septic Field Tile to Well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

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

- | | |
|---|--|
| ☒ Centre of Road (front yard) (ft): _____ | ☒ Rear Yard Property Line (ft): _____ |
| ☒ Left Side Property Line (ft): _____ | ☒ Right Side Property Line (ft): _____ |
| ☒ Shoreline or Top of Bank (ft): _____ | ☒ Wetland or Watercourse (ft): _____ |
| ☒ Dunes (ft): _____ | ☒ Water Well (ft): _____ |
| ☒ Septic Tank (ft): _____ | ☒ Septic Field Tile (ft): _____ |

AS ATTACHED.



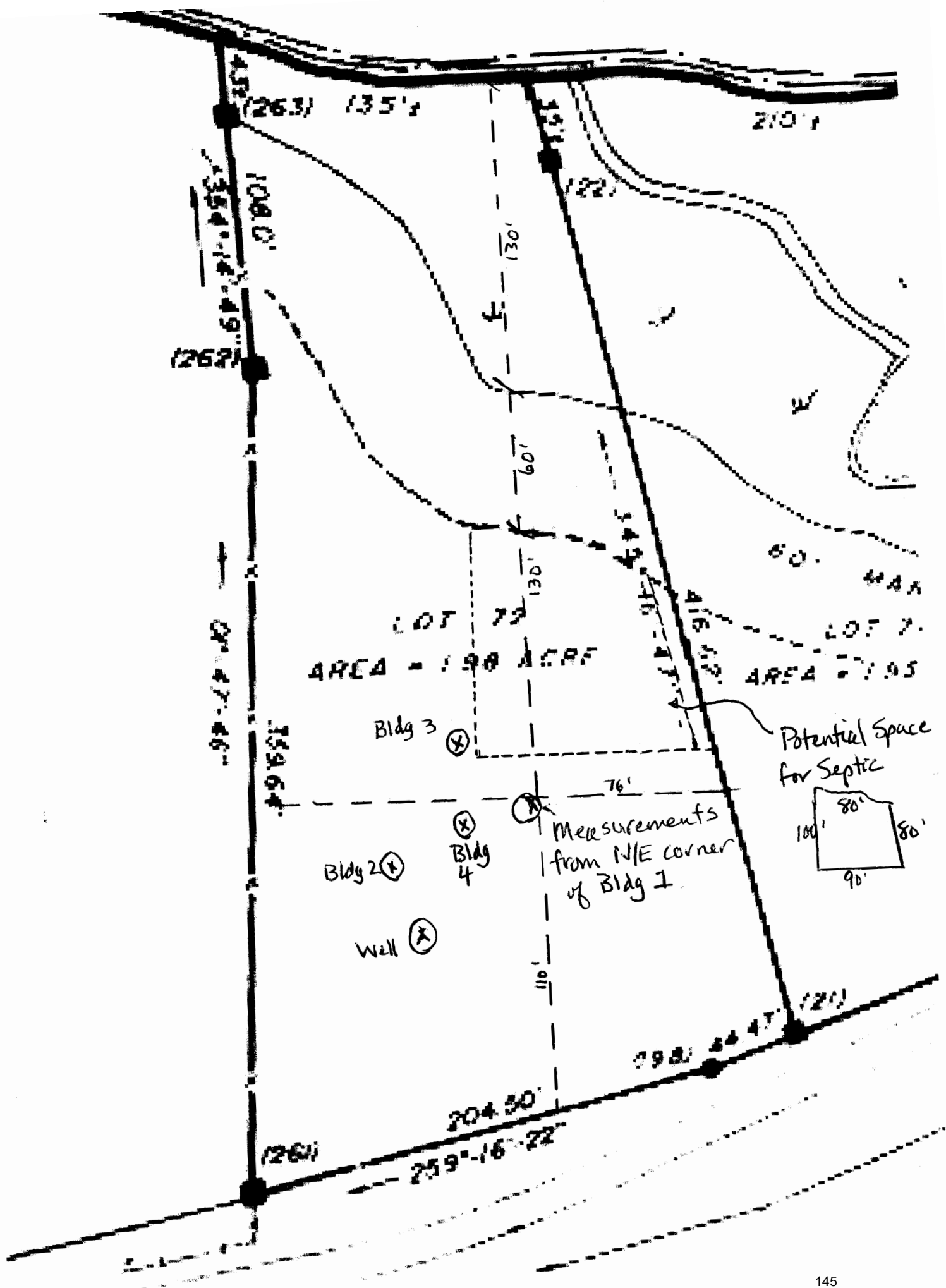


Property Owner's Signature or Applicant

15 Sept 2025

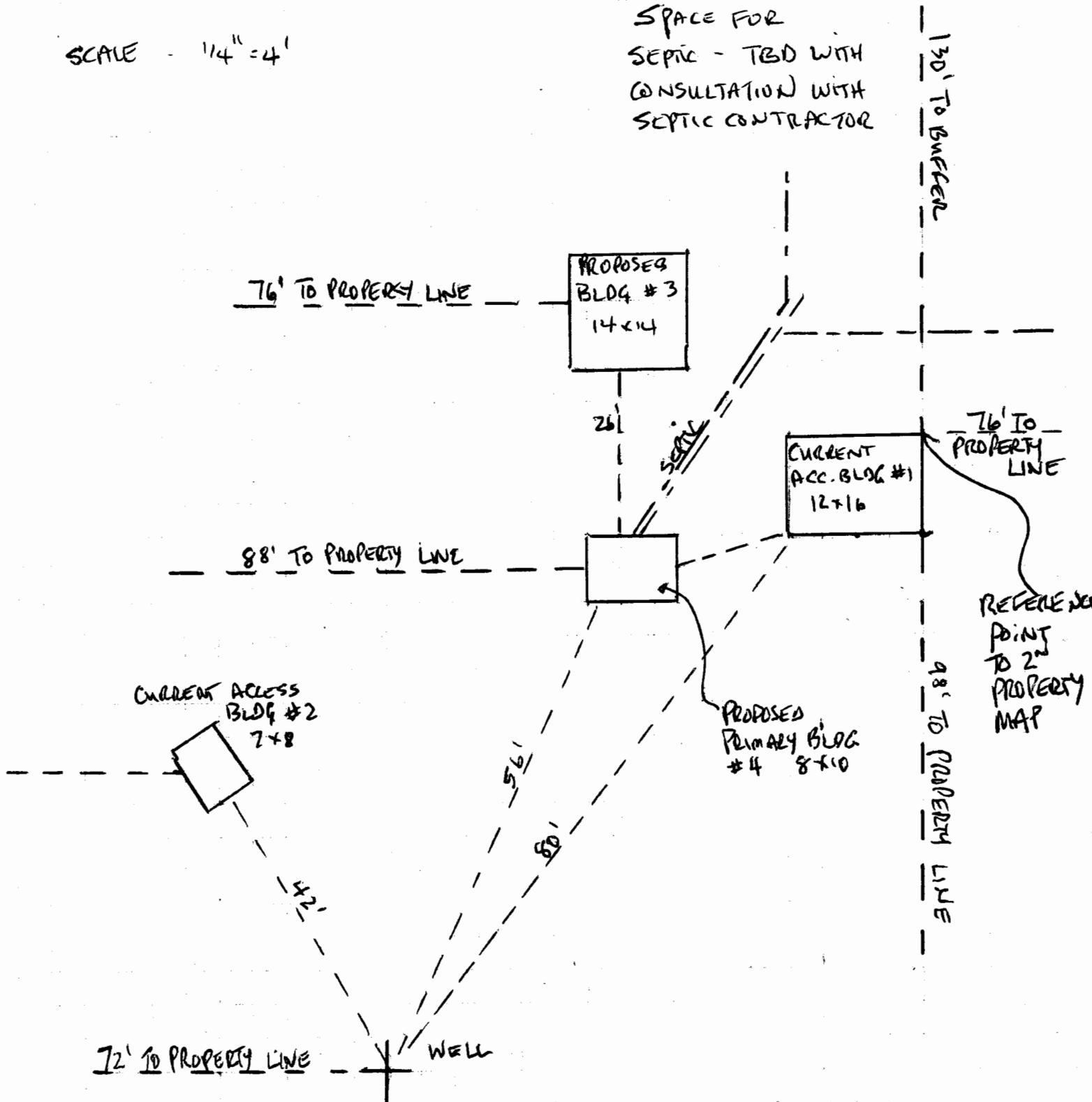
Date

5



SCALE - 1/4" = 4'

SPACE FOR
SEPTIC - TBD WITH
CONSULTATION WITH
SEPTIC CONTRACTOR



The logo for Prince Edward Island, Canada, featuring the words "Prince Edward Island" in a stylized script font, with a small graphic of a lighthouse and trees to the left, and "CANADA" in a simple sans-serif font below.

- All dwellings including tiny homes and cottages
- Accessory buildings greater than 20m² (~215sqft)
- Decks greater than 50m² (~538sqft) OR 600mm (~24”) above ground OR supporting any structure above
- All buildings not exempt as per the **PEI Building Codes Act, Building Codes Regulations, Section 4**

147

What is the property currently used for?

- ☒ Single-unit Residential
☐ Multi-unit Residential
☐ Institutional

- ☐ Commercial
☐ Industrial
☐ Vacant

- ☐ Agriculture
☐ Forestry
☐ Other:

ZONED COTTAGE USE

What type of work are you looking to complete? Please check all that apply:

- ☐ Addition to existing structure ☐ Relocation of existing structure ☐ Demolition of an existing structure
☒ New detached structure ☐ Deck ☐ Renovation of existing structure ☐ Change use of existing structure

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

- ☒ Single-unit residential ☐ Multi-unit residential ☐ Commercial ☐ Industrial
☐ Institutional ☐ Agriculture ☐ Aquaculture/Fisheries ☐ Forestry

Please indicate the number of bedrooms in the proposed structure: 0

- Are you looking to build multiple dwelling units in the residential development?

- ☐ Yes – indicate # of units _____ ☒ No

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

Width (ft):	<u>10'</u>	Number of Storeys:	<u>1</u>
Depth (ft):	<u>8'</u>	Main Floor Area (ft ²):	<u>80</u>
		Total Floor Area (ft ²):	<u>80</u>

What type of foundation are you proposing for the structure?

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

What type of basement are you proposing for the structure?

- ☐ Full Basement ☐ Frost Wall & Slab ☐ Engineered Slab ☐ Crawlspace N/A

What type of heating source will this building use? ☐ Electric ☐ Oil ☐ Propane ☐ Solar Other: N/A

What type of electrical service are you proposing? ☐ 100 Amp ☐ 200 Amp ☐ Other: N/A

What siding material are you proposing for the structure? VINYL

What roofing material are you proposing for the structure? METAL

What is the estimated value of construction? \$10,000 (+SEPTIC)

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

	Name	Email Address	Phone Number
Engineer:			
Architect/Designer:			
General Contractor:			
Heating Contractor:			
Electrician:			
Plumber:	<u>TBD -</u>		

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

Declaration

I, DAVID WEBSTER hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)

or

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

[Signature]
[Signature]

Date 15 SEPT 2025

Date 15 Sept 2025

Date _____

Applicant:

Date _____

Submit applications and required documentation to:

- 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

Building Permit and Inspection Booking Hotline: 1-800-370-3977
www.PrinceEdwardIsland.ca/Building

Office Use Only

RESIDENTIAL BUILDING PERMIT FEES*

New Dwelling - Building Area** up to 139 m² \$960)..... = _____

(Additional \$160/each additional 50 m²)

Conversion of ft² to m² (m² = ft² ÷ 10.76)

Occupancy Permit (\$25) = _____

BUILDING PERMIT FEES FOR ALL OTHER PROJECTS*

Value of Construction (VOC) greater than \$200,000..... = _____

(Permit fee equal to \$4.50 per \$1000 of the VOC)

Value of Construction (VOC) less than or equal to \$200,000..... = _____

Occupancy Permit (\$25)..... = _____

Other Applicable Fees = _____

REVIEW FEE (\$160) - For review of any project not otherwise listed = _____

Total: = _____

*Refer to Schedule C of the Building Codes Act Regulations.

** "Building Area" means the greatest horizontal area of a building above grade within the outside surface of the exterior walls or within the outside surface of exterior walls and the centre line of firewalls

OTHER RESIDENTIAL BUILDING PERMIT FEES

Addition of Living Quarters (\$640)

Attached Garage (insulated) (\$480)

Attached Garage (not insulated) (\$320)

Detached Garage (insulated) (\$320)

Detached Garage (not insulated) (\$160)

Basement Development/Secondary Suite (\$320)

Deck (\$160)

Foundation Replacement (\$480)

Modular/Manufactured Home (\$480)

IF VOC IS LESS THAN OR EQUAL TO \$200,000

Principal Building (Building Area over 20m/215ft² (\$900)
Addition (\$720)

Renovation (\$540)

Leasehold Improvements (\$540)

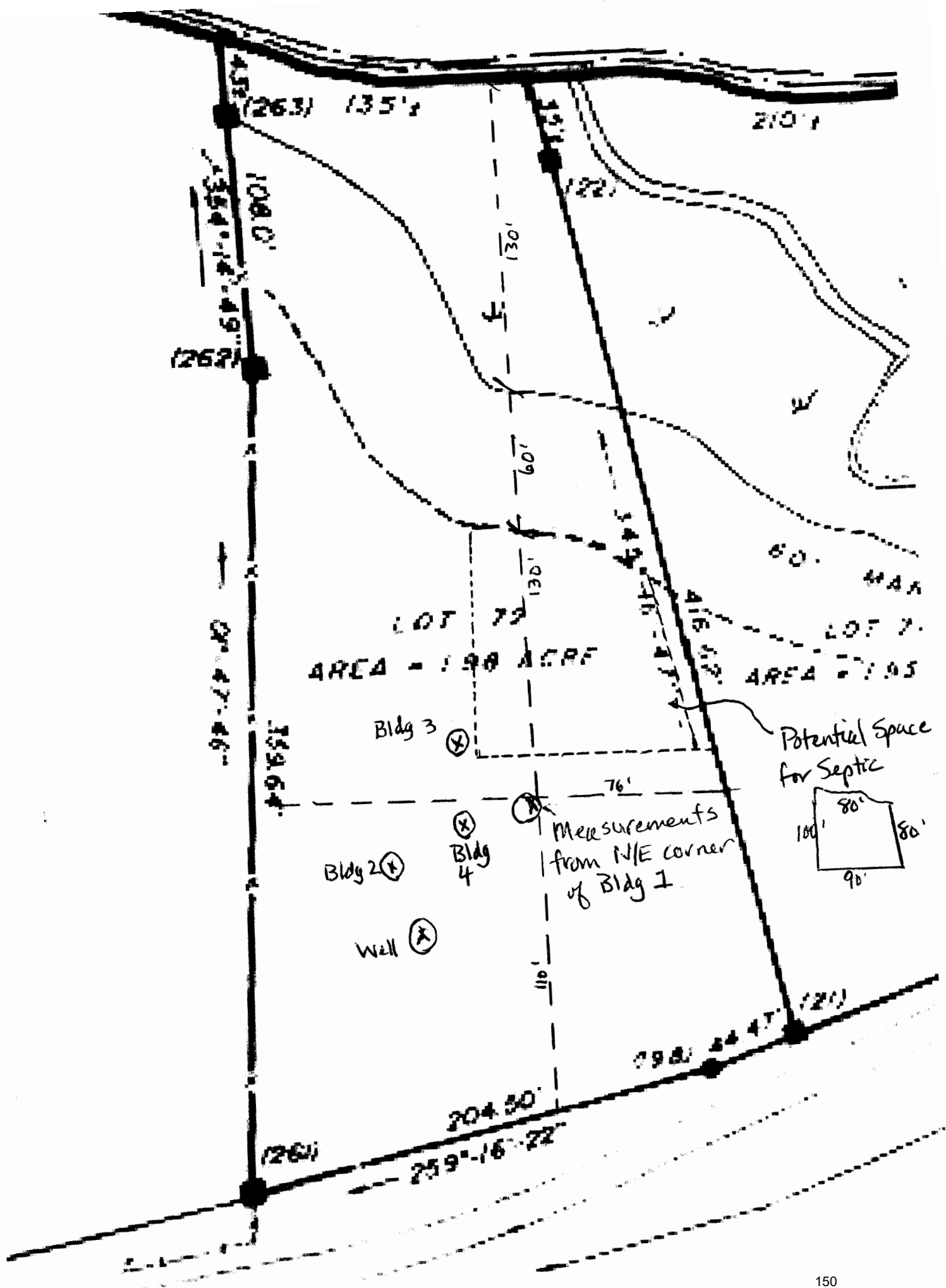
Addition (\$720)

Accessory Building (insulated) (\$540)

Accessory Building (not insulated) (\$360)

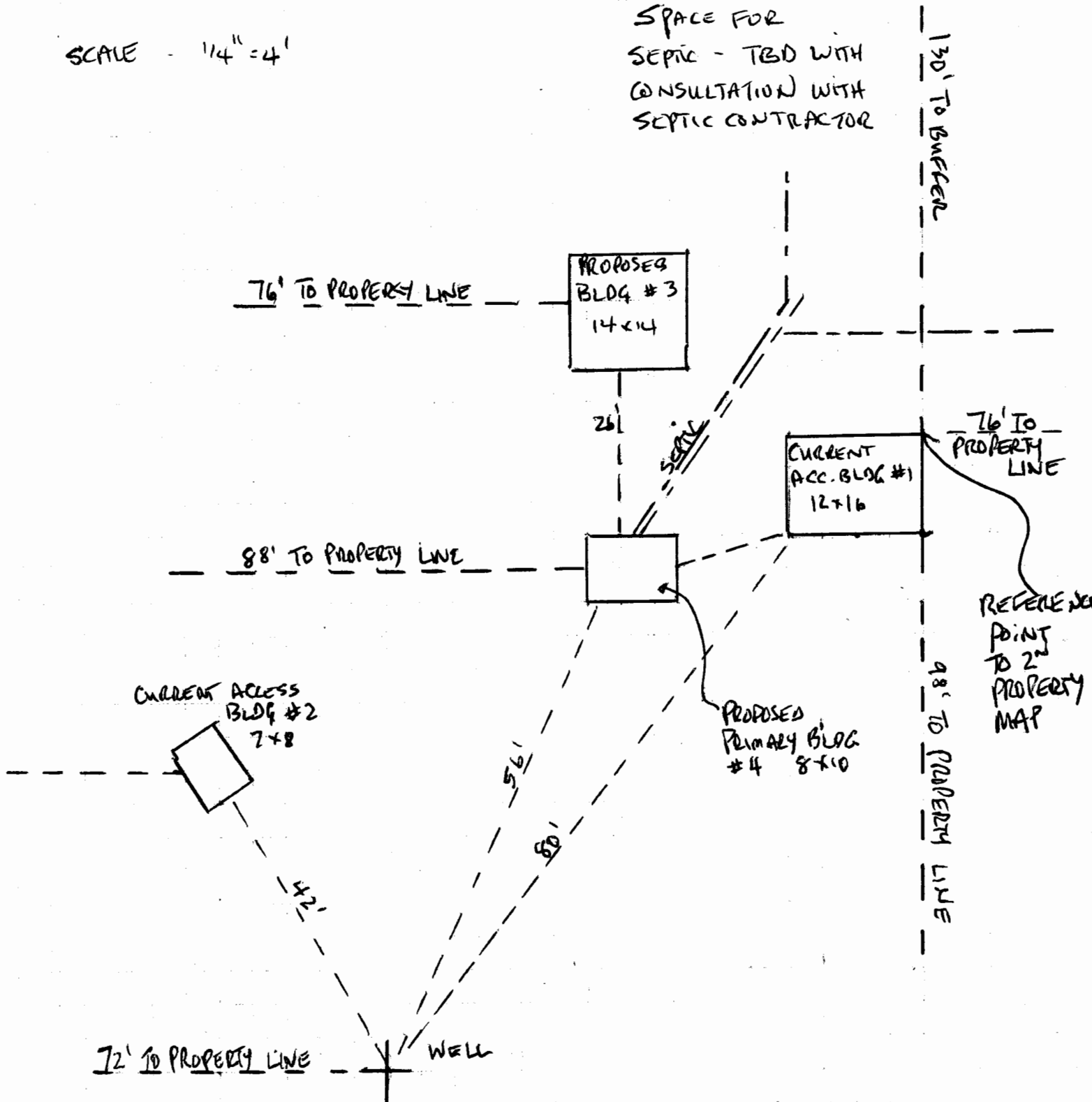
Barrier-Free Ramp (\$360)

Personal Information on this form is collected under section 10 of the Building Codes Act. If you have any questions about the collection of personal information, you may contact landsdivision@gov.pe.ca for more information.



SCALE - 1/4" = 4'

SPACE FOR
SEPIC - TBD WITH
CONSULTATION WITH
SEPTIC CONTRACTOR



Webster Application – Wootten Lane

Roof Pitch 3:12

Roof System:

Metal (Standing Seam)
Furring 1x3
Felt
Plywood ½"
Rigid Foam (2 layers 2" each @ R10 each)
Plywood ½"
Rafters – 2x6 @ 12" O/C
Fascia 2x8
Metal trim (rain drip, fascia, gables, rain gutter/eaves)
Soffits overhand 12"

Exterior Walls:

Vinyl Siding
Furring 1x3
House wrap
Plywood 5/8"
Walls (2x4 Studs) 12" O/C

(At A Later Date?)

Insulation Fiberglass R-20
Vapour Barrier

Interior Wall:

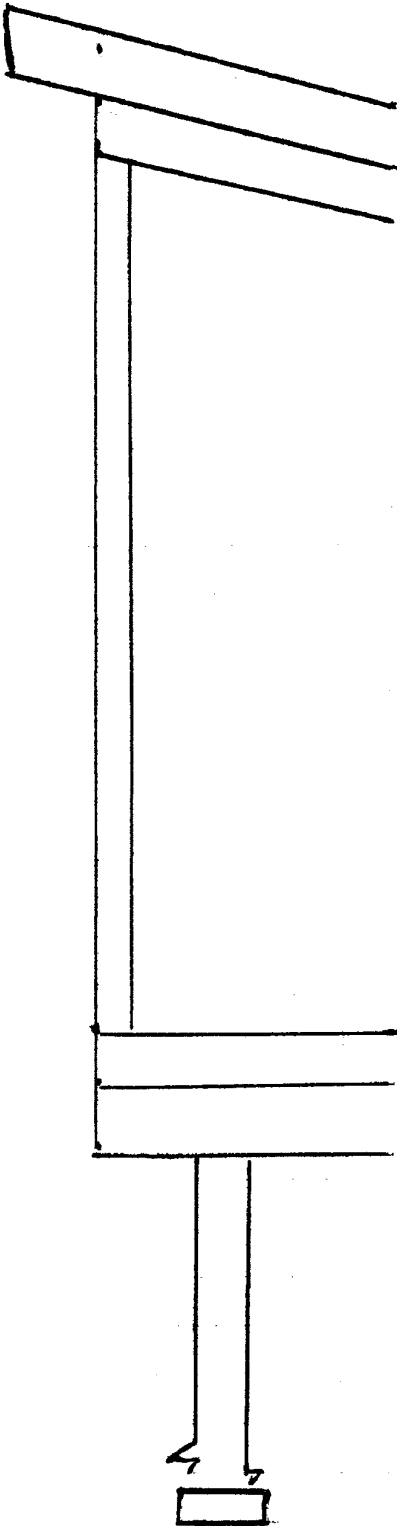
2x4 Studs @ 12" O/C
Plywood
Moisture Block around shower and toilet

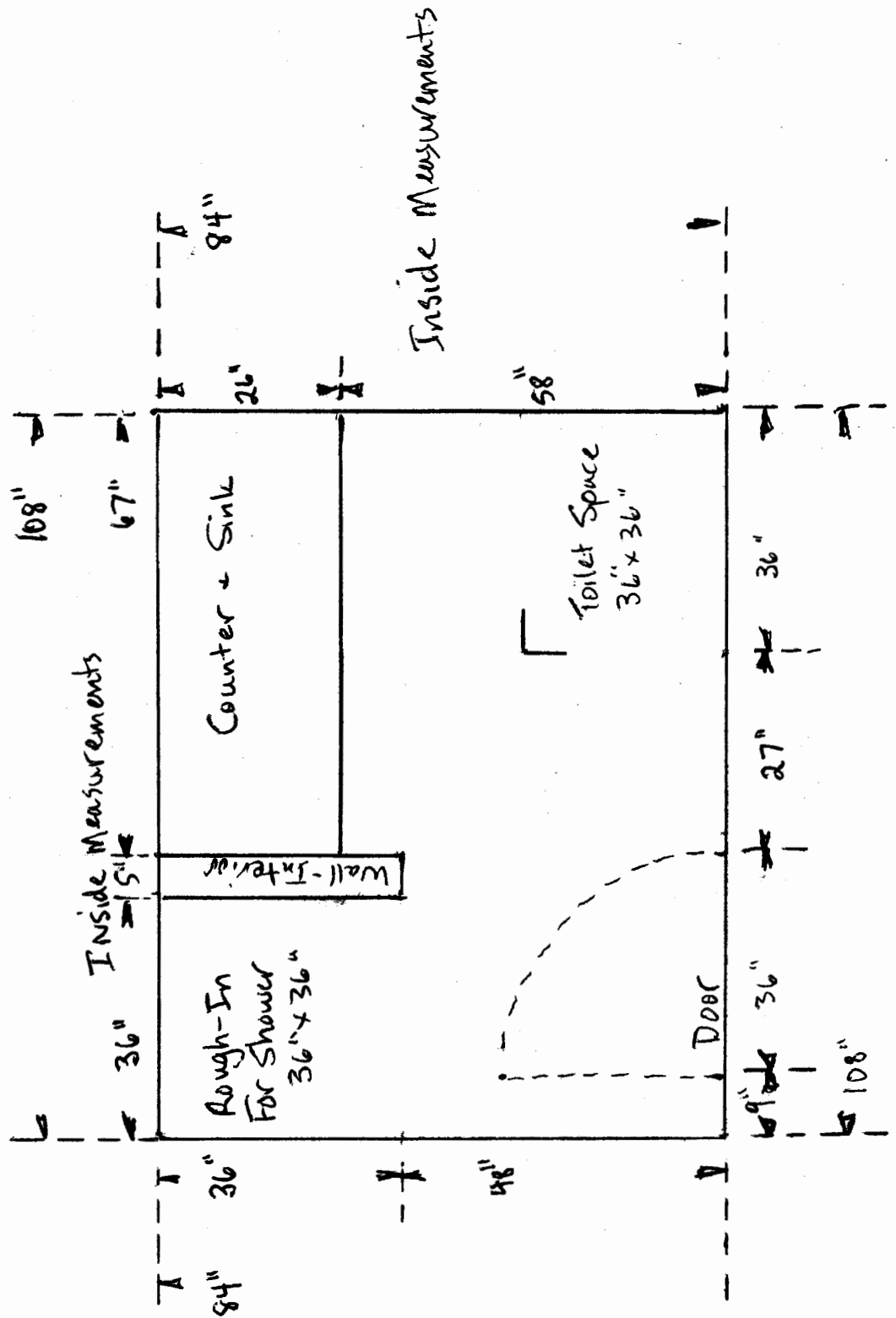
Floor/ Foundation:

Floor Cover (Vinyl Click)
Floor Underlay
Plywood T/G 5/8"
Rigid Foam (2 layers 2" each @ R10 each)
Plywood T/G 5/8"
Joists (incl rim) 2x6 @ 12" O/C P/T
Beams (#2) 3 pc 2x8 together P/T
Posts (#4) P/T 6x6 at 5 feet underground
Posts with polyfilm around & between post and footings
Footings cement 8x8x4"
Fill with gravel

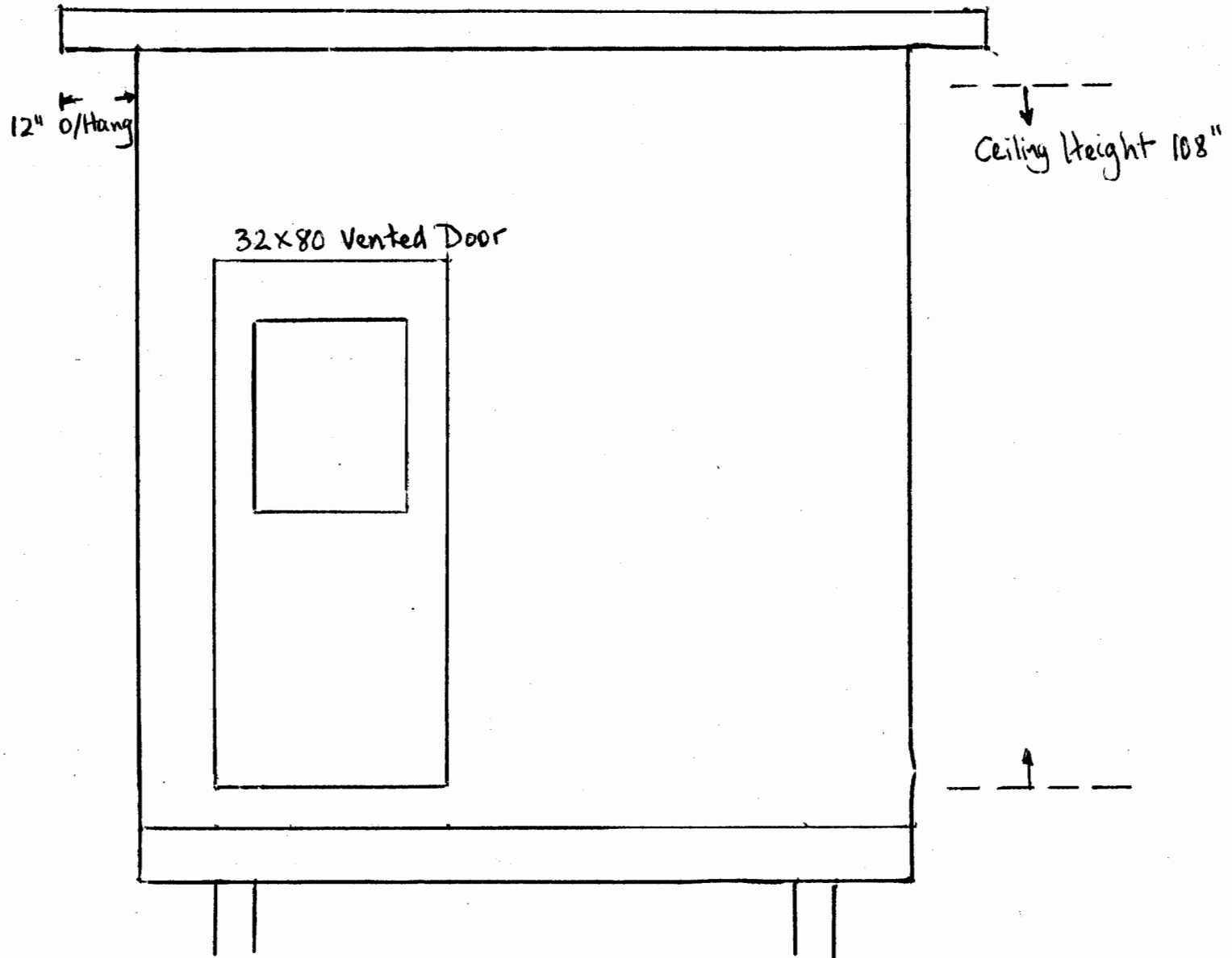
NB:

Stairs and/or Deck will be added as needed dependent on final height of door above ground

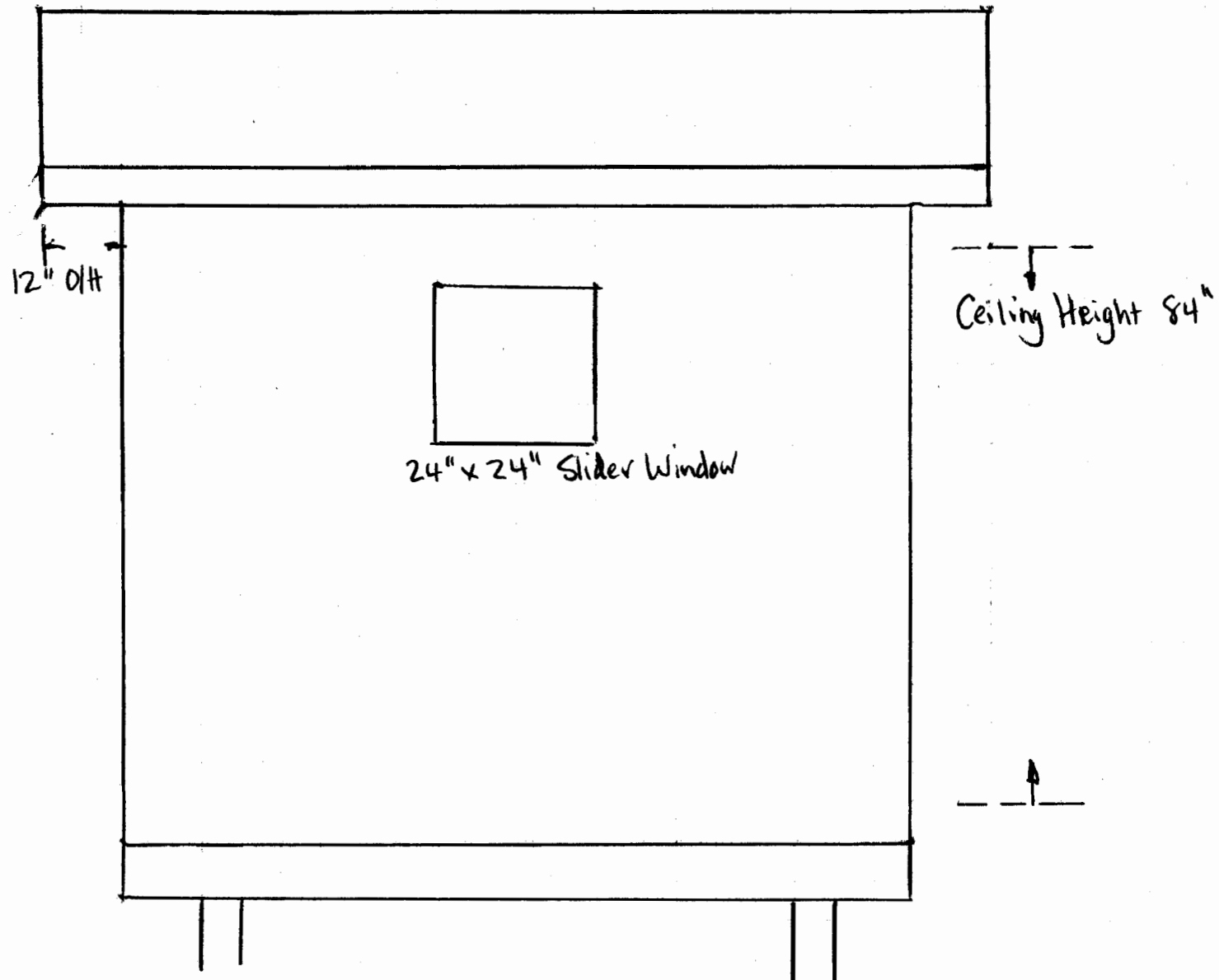




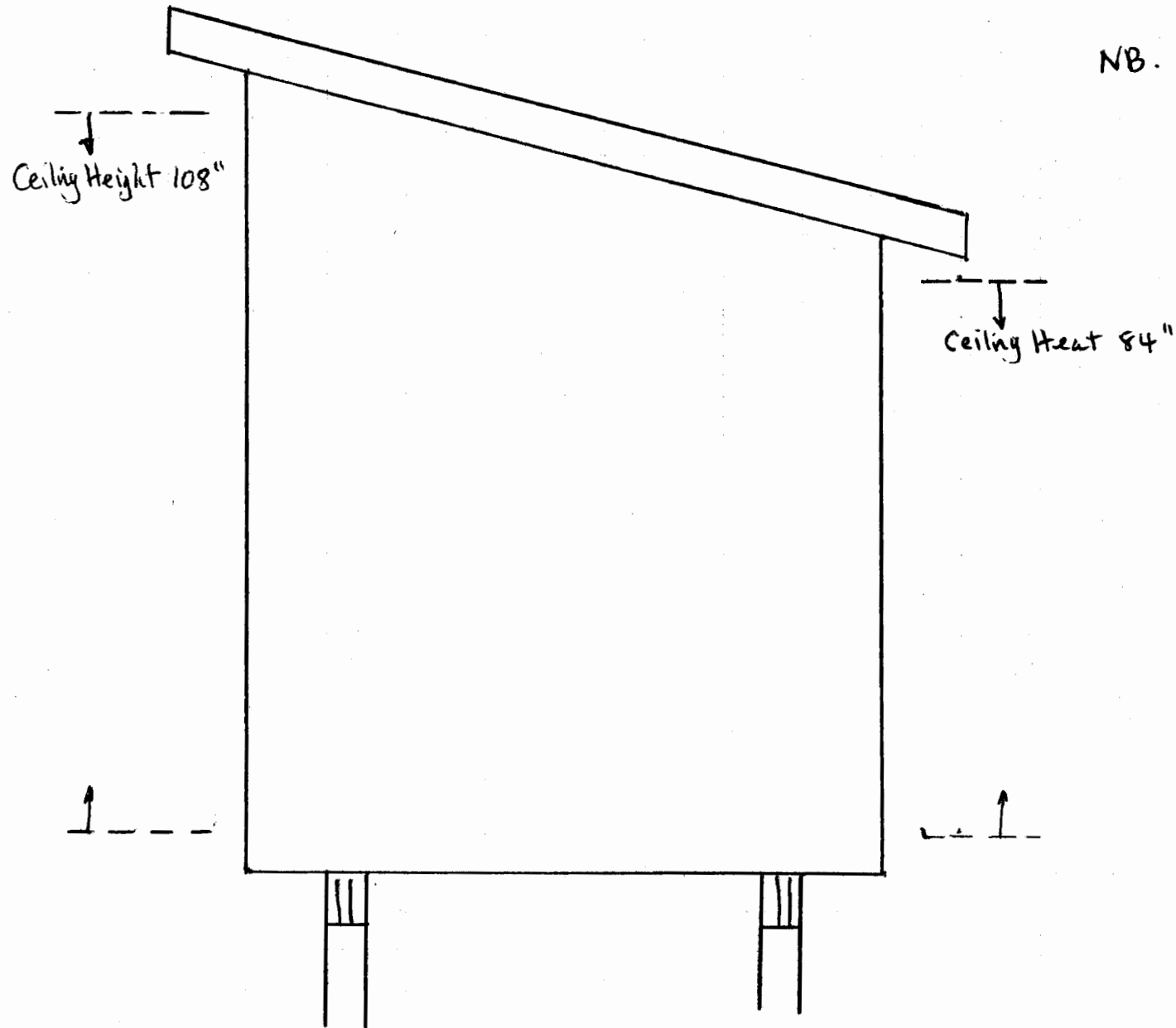
FRONT



BACK



SIDES



NB. Two Sides are Mirrored

Development Permit Application

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

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

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

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

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



Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	
Received:	
PIC Reviewed:	☐

Property Information:

Property Tax Number: 835033	Community Name: MURRAY HARBOUR
Civic Address Number:	Street Name: WOOTTEN LANE
	Lot Number— if applicable: 72

Property Owner Information:

Full Legal Name: DAVID ALLAN WEBSTER		
Company Name:		
Street Address: 374 GAY ROAD		
Community: POWWAL	Province: PE	Postal Code: C1B 3N7
Email: websterd e hotmail. com	Phone: 902-628-6305	

Applicant Information if different from Owner:

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

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: ZONED SUMMER COTTAGE USE

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

FAMILY RECREATION

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

Please describe the use of each building in detail:

12x16 ACC BLDG - STORAGE + ENVIRONMENT PROTECTION
(WEATHER + PESTS)
STORAGE SHED 7x8

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

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

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

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

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

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

BUILDING TO HOUSE TOILET + KITCHEN COUNTER

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

How will the new proposed structure receive sewer services?

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

Was a Site Suitability Assessment completed?

- ☐ Yes ☒ No ☐ N/A WILL COMPLETE PERC DURING PROCESS

How many bedrooms are in the proposed/existing structure? 1

Are you proposing to add any additional bedrooms? If so, how many? 1

What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? VINYL

What roofing material are you proposing for the structure? METAL

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

Width (ft):	<u>10'</u>	Number of Storeys:	<u>1</u>
Depth (ft):	<u>8'</u>	Main Floor Area (ft ²):	<u>80</u>
Height of Structure:	<u>10'</u>	Total Floor Area (ft ²):	<u>80</u>

If your proposed development is Multi-unit residential, how many units are you proposing? 1

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

- What will be the hours of operation? 1
- How many staff are you intending on having at this location? 1
- Will there be onsite parking for staff? ☐ Yes ☐ No ☒ N/A
- Will there be shipping and/or receiving operations? ☐ Yes ☐ No ☒ N/A

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

1

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

	Name	Email Address	Phone Number
Surveyor:			
Site Assessor:	<u>TBD - TENTATIVE MACKAY SEPTIC SERVICES</u>		
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

Please Note: Your application will be considered incomplete and will be returned if any of the requirements outlined are missing, unclear, illegible, or if fees have not been paid. For applications to be given adequate consideration, it may be necessary for staff to consult with various departments and agencies. Staff may also carry out a site inspection.

Declaration

I, DAVID WEBSTER hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)

[Signature]

Date: 15 Spt 2025

or

[Signature]

Date: 15 Sept 2025

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

DEVELOPMENT PERMIT FEES

Residential (\$250).....	=
Industrial/Commercial/Institutional/Recreation (\$600).....	=
Resource (\$500).....	=
Other Applicable Fees _____	=
Total _____	=

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

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

Development Permit Application

Pursuant to the Planning Act

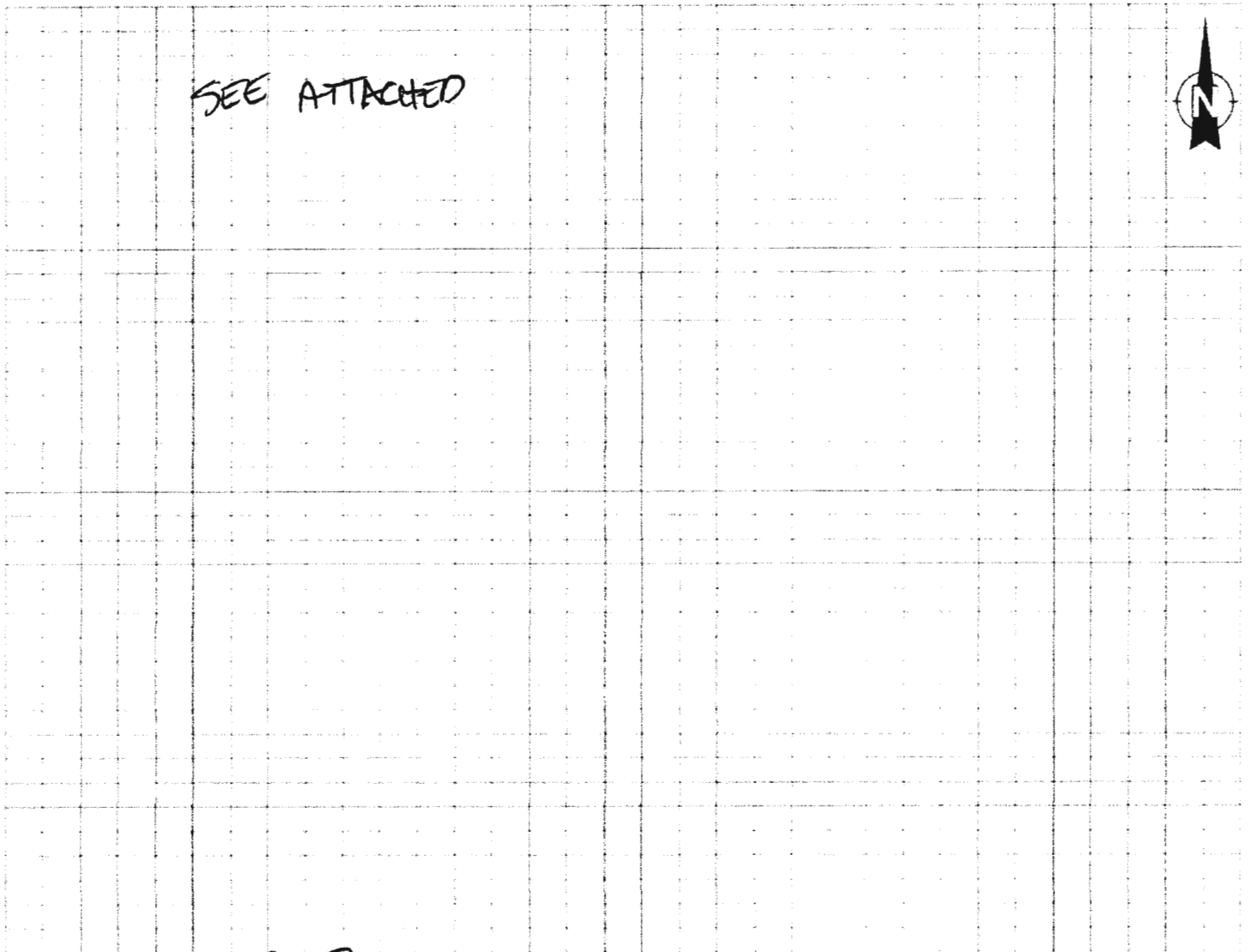
This sketch is required as part of the Development Permit Application and must include the following:

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

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

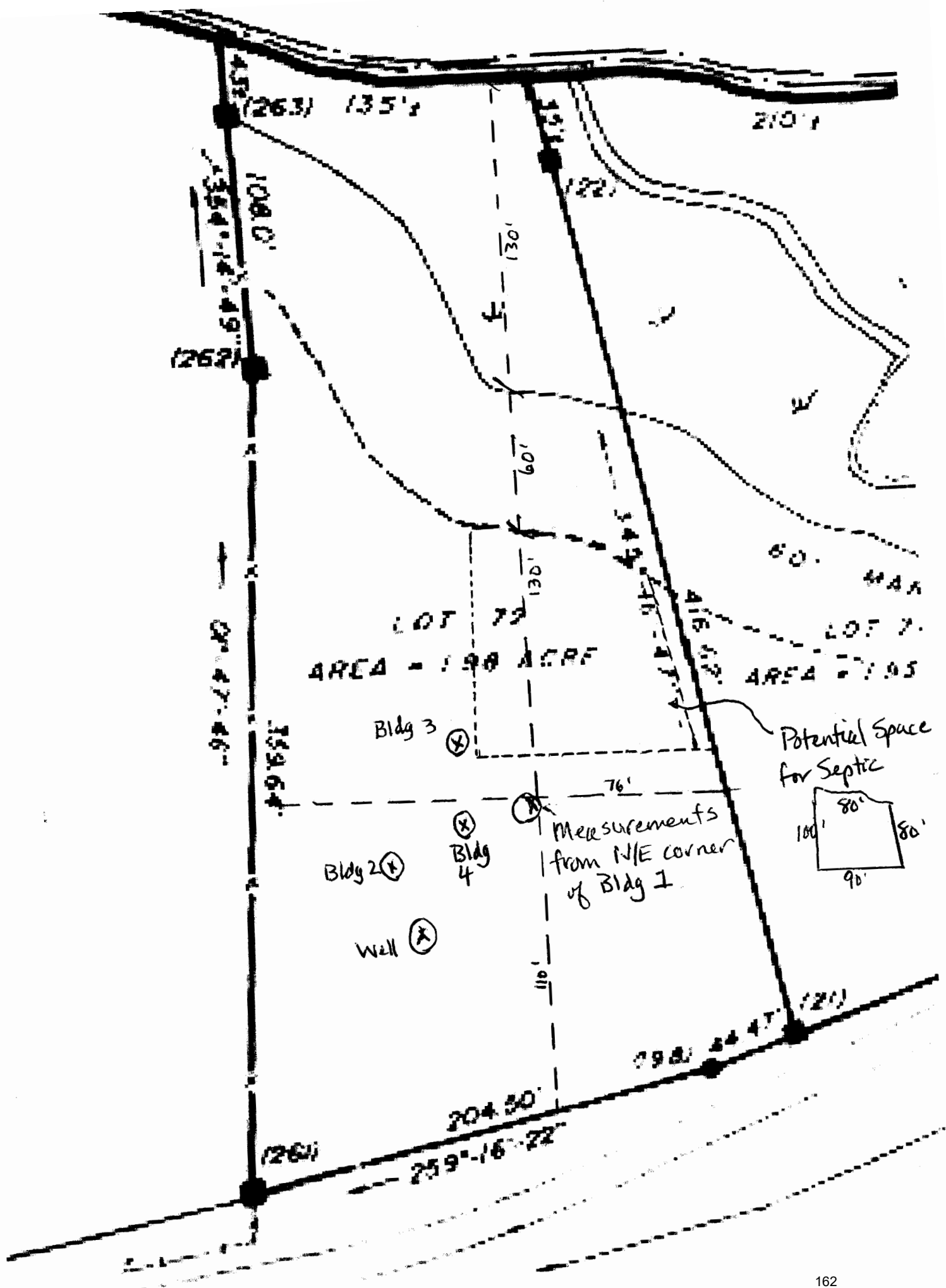
- | | |
|---|--|
| ☒ Centre of Road (front yard) (ft): _____ | ☒ Rear Yard Property Line (ft): _____ |
| ☒ Left Side Property Line (ft): _____ | ☒ Right Side Property Line (ft): _____ |
| ☒ Shoreline or Top of Bank (ft): _____ | ☒ Wetland or Watercourse (ft): _____ |
| ☒ Dunes (ft): _____ | ☒ Water Well (ft): _____ |
| ☒ Septic Tank (ft): _____ | ☒ Septic Field Tile (ft): _____ |

SEE ATTACHED



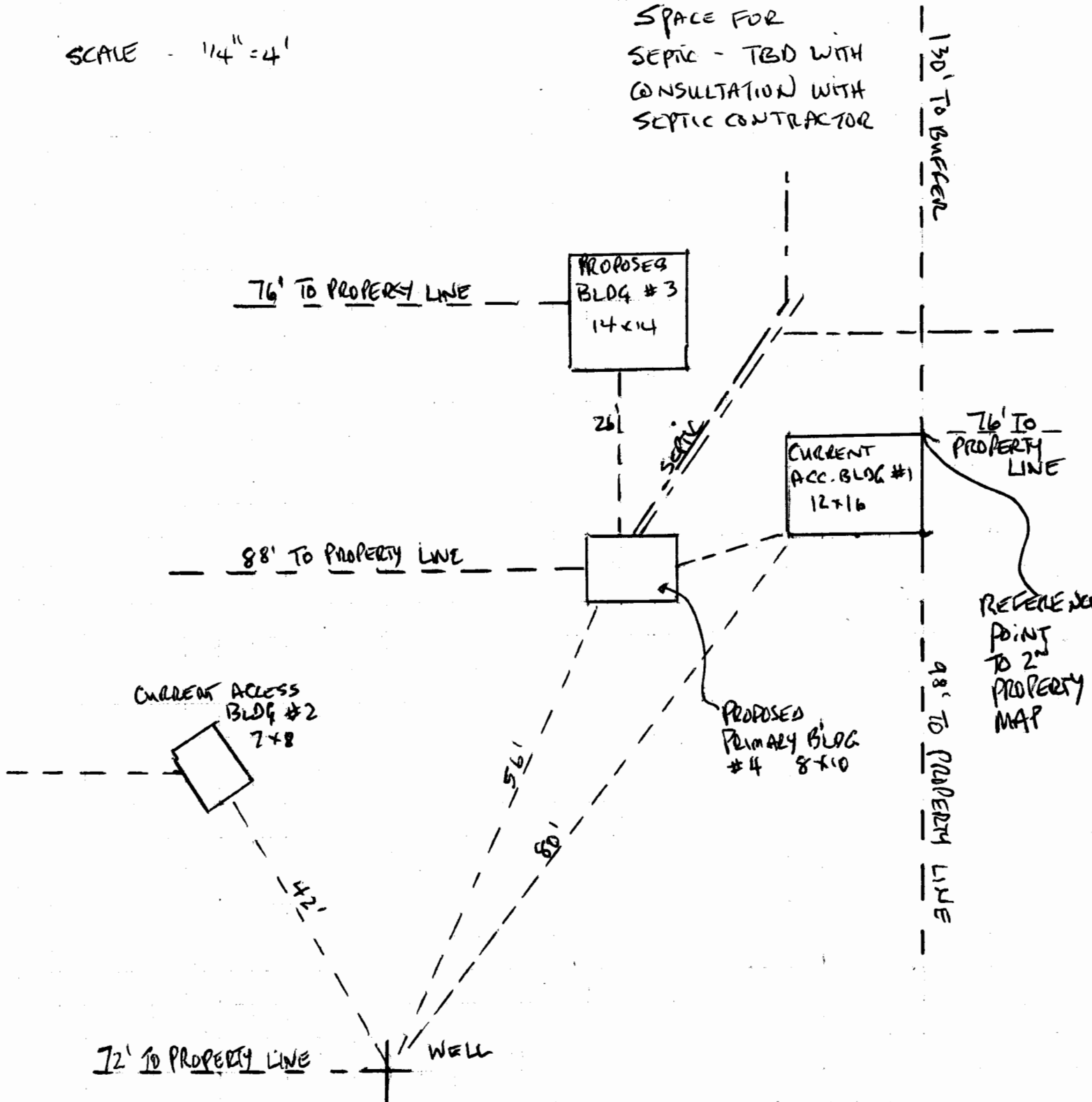
Dusk
Property Owner's Signature or Applicant

15 Sept 2025
Date



SCALE - 1/4" = 4'

SPACE FOR
SEPIC - TBD WITH
CONSULTATION WITH
SEPTIC CONTRACTOR



Development Permit Application

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

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

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

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

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



Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	
Received:	
PIC Reviewed:	☐

Property Information:

Property Tax Number: 835033	Community Name: MURRAY HARBOUR
Civic Address Number:	Street Name: WOOTEN LANE (LOT 72)
	Lot Number— if applicable:

Property Owner Information:

Full Legal Name: DAVID WEBSTER ALLAN WEBSTER		
Company Name: -		
Street Address: 374 GAY ROAD		
Community: DOWNAL	Province: PE	Postal Code: C1B 3N7
Email: Websterd@hotmail.com	Phone: 902-628-6305	

Applicant Information if different from Owner:

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

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: ZONED SUMMER COTTAGE USE

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

FAMILY RECREATION

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

Please describe the use of each building in detail:

THIS APPLICATION IS FOR THIS ALREADY-BUILT BUILDING -
STORAGE + PROTECTION FROM WEATHER + PESTS
NB ALSO A 14x8 SHED FOR STORAGE

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

- ☒ New detached structure ☐ Addition to existing structure ☐ Relocation of structure
☐ Change of use of existing structure FOR THIS CURRENT BUILDING

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

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

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

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

AS ABOVE.

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

How will the new proposed structure receive sewer services?

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

Was a Site Suitability Assessment completed?

- ☐ Yes ☐ No ☒ N/A

How many bedrooms are in the proposed/existing structure? 1
 Are you proposing to add any additional bedrooms? If so, how many? 1
 What type of foundation are you proposing for the structure?

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

What siding material are you proposing for the structure? VINYL

What roofing material are you proposing for the structure? METAL

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

Width (ft):	12'	Number of Storeys:	1
Depth (ft):	16'	Main Floor Area (ft²)	192
Height of Structure:	11'	Total Floor Area (ft²):	192

If your proposed development is Multi-unit residential, how many units are you proposing? 1

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

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

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

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

	Name	Email Address	Phone Number
Surveyor:	N/A		
Site Assessor:			
Septic Contractor:			
Lawyer:			
Engineer:			
General Contractor:			

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I, DAVID WEBSTER hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

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

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

Signatures

Registered Owner(s)

or

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Date: 15 Sept 2025

Date: 15 Sept 2025

Date: _____

Applicant:

Date: _____

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- Access PEI Montague – 41 Wood Islands Rd, Montague, PE

Office Use only	
DEVELOPMENT PERMIT FEES	
Residential (\$250).....	= _____
Industrial/Commercial/Institutional/Recreation (\$600).....	= _____
Resource (\$500).....	= _____
Other Applicable Fees _____	= _____
Total _____	= _____

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Development Permit Application

Pursuant to the Planning Act

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

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

- | | |
|---|--|
| ☒ Centre of Road (front yard) (ft): _____ | ☒ Rear Yard Property Line (ft): _____ |
| ☒ Left Side Property Line (ft): _____ | ☒ Right Side Property Line (ft): _____ |
| ☒ Shoreline or Top of Bank (ft): _____ | ☒ Wetland or Watercourse (ft): _____ |
| ☒ Dunes (ft): _____ | ☒ Water Well (ft): _____ |
| ☒ Septic Tank (ft): _____ | ☒ Septic Field Tile (ft): _____ |

ATTACHED

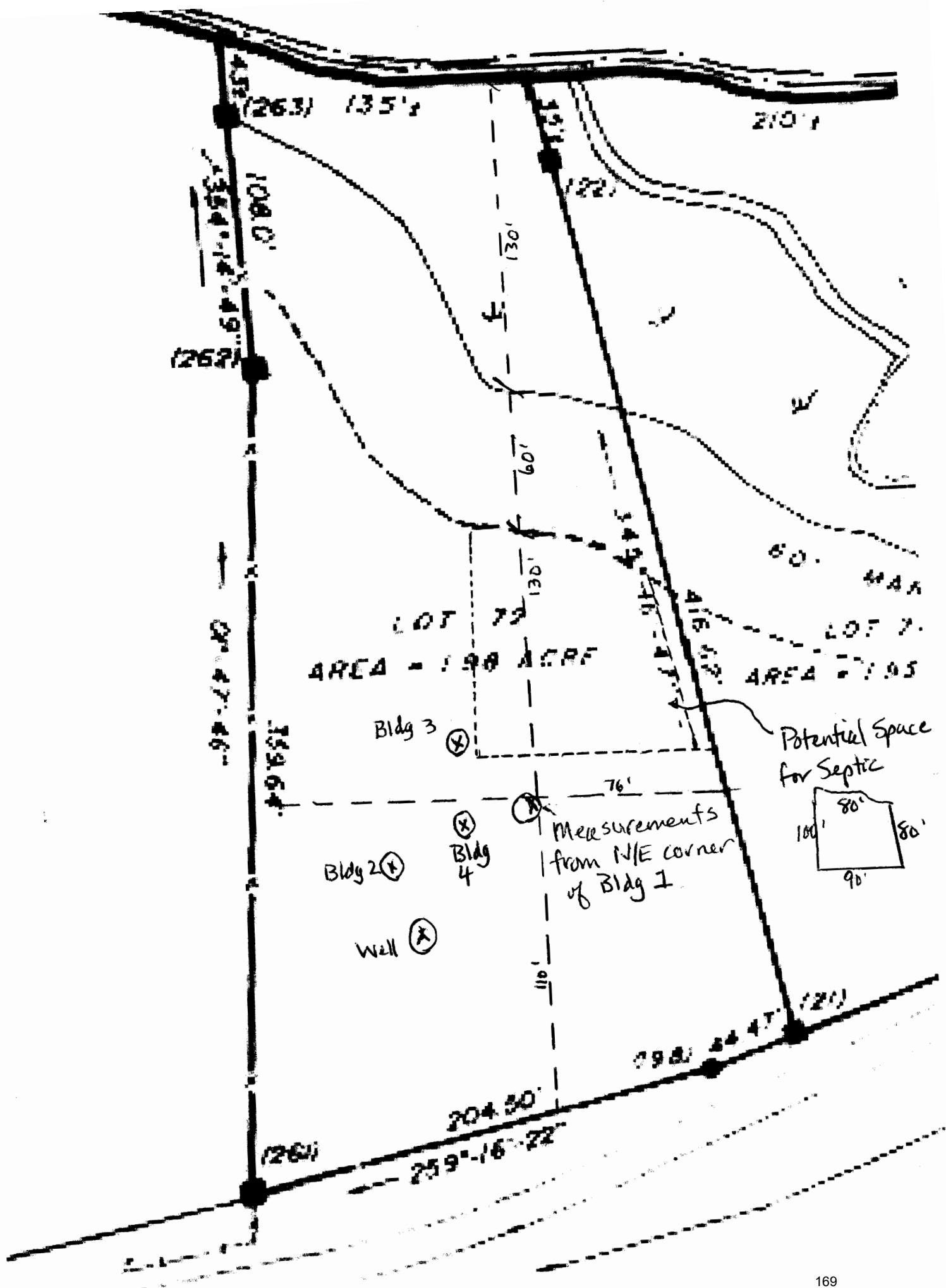


[Handwritten Signature]

Property Owner's Signature or Applicant

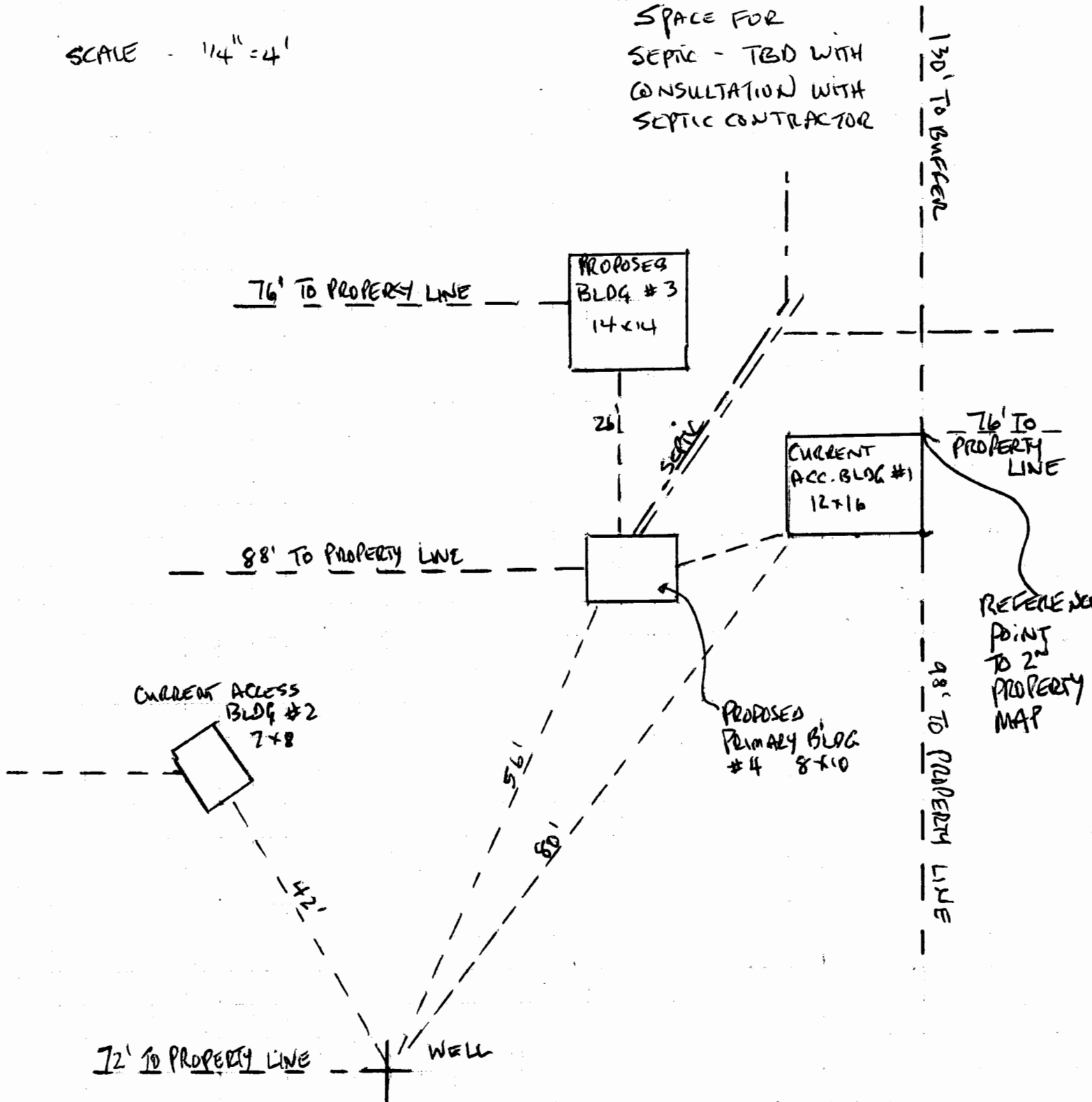
15 Sept 2025

Date



SCALE - 1/4" = 4'

SPACE FOR
SEPTIC - TBD WITH
CONSULTATION WITH
SEPTIC CONTRACTOR



TAB

27

Support Information to Permit Packages

12 September 2025

A dwelling on a property zoned for summer use only.

- PEI Subdivision Regulations 1.g.1: A dwelling means a building or a portion of a building designed, arranged or intended for residential occupancy ... including summer cottages.
- PEI Subdivision Regulations 1.g.1 (1): A dwelling unit means one or more rooms used or intended for domestic use of one or more individuals living as a single housekeeping unit with cooking and toilet facilities.
- PEI Subdivision Regulations 1.v.2: A summer cottage means a single-unit dwelling that is intended to be occupied primarily during the summer months.
- Email from Cindy (May 12) asking which of the two sheds (12x16, or 7x8) would be the choice for the primary building (indicating that either of the current sheds would be suitable)
- In a call, Cindy said only a toilet and kitchen counter were needed
- In a meeting, Dean confirmed that (a) there was no minimum size requirements for a dwelling, (b) that the dwelling could be one room, and (c) that the dwelling only needed a toilet and a place to cook

Existing Buildings.

- PEI Building Code Act Regulations 3.1 (1): Any building or condition of a building that lawfully existed prior to the coming into force of these regulations is not required to conform to these regulations if, in the opinion of a building official of the authority having jurisdiction, the building or condition is not unsafe.

Alterations.

- PEI Building Code Act Regulations 3.3 (3): Where, on and after the date on which this section comes into force, a permit is issued for the alteration of a building or a

part of a building, these regulations apply to the parts of the building that are altered.

Application to Existing Buildings.

- National Building Code (NBC) A-1.1.1.1 (1): This Code is most often applied to existing or relocated buildings when an owner wishes to rehabilitate a building, change its use, or build an addition ... It is not intended that the NBC be used to enforce the retrospective application of new requirements to existing buildings or existing portions of buildings, unless specifically required by local regulations or bylaws.

Application of Part 9 to Seasonally and Intermittently Occupied Buildings.

- NBC: Notes to Part 9 of Housing and Small Buildings: A-9.1.1.1. (1): The National Building Code does not separate requirements which would apply to seasonally or intermittently occupied buildings. Without compromising the basic health and safety provisions, however, various requirements in Part 9 recognize that leniency may be appropriate in some circumstances. With greater use of “cottages” throughout the winter months, the proliferation of seasonally occupied multiple-dwelling buildings and the increasing installation of modern conveniences in these buildings, the number and extent of possible exceptions is reduced.

Hydro/ Electrical.

- NBC: Notes to Part 9 of Housing and Small Buildings A-9.1.1.1 (1): Electrical fixtures are only required where electrical services are available (Article 9.34.1.2)
- NBC Illustrated Users Guide: Table 9.1.A: If there are no electrical service, no electrical facilities are required (Article 9.34.1.2)

Water.

- NBC Illustrated Users Guide: 9.31.4.1: ... Not every house is connected to a piped-in, potable water supply ... Houses are permitted to be without piped water, provided that an alternative source is available to provide suitable drinking water. In such cases, the only practical alternative may be to transport potable water to the dwelling unit. Such cases are relatively rare but, when they occur, the requirements for providing fixtures for sanitary purposes are waived.

- Scott (Septic Coordinator) said that water for septic could be hand-pumped from current well on-site, and that it did not need to be potable

Plumbing.

- NBC: Notes to Part 9 of Housing and Small Buildings: A-9.1.1.1 (1): Plumbing fixtures are only required where a piped water supply is available (Subsection 9.31.4)
- NBC Illustrated Users Guide: Table 9.1.A: If there is no piped water supply, no plumbing fixtures are required (Article 9.31.4.1)

Thermal Insulation.

- NBC: Notes to Part 9 of Housing and Small Buildings: A-9.1.1.1 (1): Article 9.25.2.1 specifies that insulation is to be installed in walls, ceilings and floors which separate heated space from unheated space. Cottages intended for use only in the summer and which, therefore, have no space heating appliances, would not be required to be insulated. Should a heating system be installed at some later date, insulation should be installed at the same time.
- NBCX Illustrated Users Guide: Table 9.1.A: If there is no heating system, no thermal insulation is required (Article 9.25.2.1)

Air Barrier Systems and Vapour Barriers.

- NBC: Notes to Part 9 of Housing and Small Buildings: A.9.1.1.1.(1): Articles 9.25.3.1. and 9.25.4.1. require the installation of air barrier systems and vapour barriers only where insulation is installed. Dwellings with no heating system would thus be exempt from these requirements.
- NBC Illustrated Users Guide: Table 9.1.A: If there is no heating system, no air barrier system is required (Article 9.25.3.1)
- NBC Illustrated Users Guide: Table 9.1.A: If there is no thermal insulation, no vapour barrier is required (Article 9.25.4.1)

Ventilation.

- NBC Illustrated Users Guide: 9.32.1.2: Every residential occupancy must be ventilated during the non-heating season by natural means (openable screened windows/doors) or by a mechanical ventilation system.
- NBC Illustrated Users Guide: Table 9.1.A: If there are no electrical services, no mechanical ventilation is required (Article- Clause 9.32.1.2.(1) (b)).

Heat.

- NBC Illustrated Users Guide: 9.33.2.1: ... This Article requires that all residential buildings continually occupied in winter months be equipped with heating systems.

TAB

28

TAB

A

Stephen Flanagan

To: Eugene Lloyd
Subject: RE: Planning Appeal - David Webster v Minister of Land and Environment

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Thursday, July 2, 2026 8:06 AM
To: david webster <websterd@hotmail.com>
Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Ok thank you. I'll process a refund for \$300 for you as soon as I can, as I assume you were charged \$500

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

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

From: david webster <websterd@hotmail.com>
Sent: Tuesday, June 30, 2026 3:46 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

One of them is 7x8, and one is 12x16 - both are under 215 sq feet.

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: June 30, 2026 2:57 PM
To: david webster <websterd@hotmail.com>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>
Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Thanks David. Sheds under 215 square feet are only \$100. What size are yours?

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

Land and Environment
Government of Prince Edward Island

31 Gordon Drive
P.O. Box 2000
Charlottetown, PE C1A 7N8
www.PrinceEdwardIsland.ca

From: david webster <websterd@hotmail.com>
Sent: Tuesday, June 30, 2026 2:30 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>
Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Eugene,

Marilyn just called - payment was made over the phone.

I do continue to question why the payment is \$250. for each shed when the subdivision regulations payment schedule says sheds are 100,
But to keep this process going I paid, and will deal with the variance later.

David

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: June 30, 2026 8:04 AM
To: david webster <websterd@hotmail.com>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>
Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Sorry David. I thought someone would have reached out to you already. I'll have someone do so today.

Thank you

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

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

From: david webster <websterd@hotmail.com>

Sent: Monday, June 29, 2026 5:08 PM

To: Eugene Lloyd <EMLLOYD@gov.pe.ca>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>

Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Hi Eugene,

I have been waiting for a phone call from your department to accept the payments - this is how it has been done in the past with previous payments - I assumed it would be the same this time.

Please let me know where you would like me to make the payments, and any references that you would like me to use to connect my payments with the permit applications.

David

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>

Sent: June 29, 2026 2:14 PM

To: david webster <websterd@hotmail.com>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>

Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Good afternoon,

It is my understanding that we still have not received payment for the two, newer applications. In order to address those new applications in a timely manner, we require those fees be paid as soon as possible. It has already been 19 days since the last email and if we are to render a decision within 30 days as promised, we'll need those payments right away.

Thank you

Eugene Lloyd

Manager of Development Control

emlloyd@gov.pe.ca

Phone: 902-368-4465

Fax: 902-368-5526

Land and Environment

Government of Prince Edward Island

31 Gordon Drive

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

From: david webster <websterd@hotmail.com>

Sent: Wednesday, June 10, 2026 4:19 PM

To: Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>; Eugene Lloyd <EMLLOYD@gov.pe.ca>

Subject: Fw: Planning Appeal - David Webster v Minister of Land and Environment

Good afternoon/morning Michelle,

Given Mr Lloyd's response, we will proceed with the plan as he has suggested.

As such, we will now withdraw our current appeal (development permit M2025-0024) with the understanding that My Lloyd will then process our two current shed permit applications once the fees have been paid.

Thank you.

David

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>

Sent: June 10, 2026 11:38 AM

To: david webster <websterd@hotmail.com>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>

Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Good morning David,

I appreciate your response and your questions.

For your first question, any new application will be evaluated on its own merits but as part of the research into the application, we would often refer to previous applications and decisions in order to effectively render a new decision. As that research is included in the new application file, then that information would be available for discussion in future appeals.

For your second question, we would certainly commit to ensuring that the new applications are processed in a very timely manner and decision rendered within 30 days from the fee paid date.

I hope that helps.

Thank you

Eugene Lloyd

Manager of Development Control

emlloyd@gov.pe.ca

Phone: 902-368-4465

Fax: 902-368-5526

Land and Environment

Government of Prince Edward Island

31 Gordon Drive

P.O. Box 2000

From: david webster <websterd@hotmail.com>
Sent: Monday, June 8, 2026 10:35 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>
Subject: Fw: Planning Appeal - David Webster v Minister of Land and Environment

Mr Lloyd,

Given our lack of trust and faith in the planning department after the past 16 months of interactions, and the fact that we are again applying for a permit for a **shed** that was originally submitted more than a year ago, we have been advised that, should we decide to withdraw the current appeal, the following conditions need to be in place in order to proceed with your most recent suggestion to move forward:

- Given that this process is a continuation of a process that began in January 2025, any and all information from the current/first appeal (February 3, 2026) may be used and will be considered relevant and applicable in a new appeal should we wish to submit a second appeal;
- Given that this process is a continuation of a process that began in January 2025, and that there have already been multiple permit applications that have been ignored, and that the new applications were submitted on March 11 and April 15 (2-3 months ago), a decision (approved or denied) on the two newest permit applications (to have our two sheds on the property without any additional requirements) will be provided by the government within 30 days.

Once we have your approval to the above conditions, we will withdraw the current appeal expecting that the process will continue as you have outlined in your June 1, 2026 email.

David Webster

From: Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>
Sent: June 5, 2026 11:34 AM
To: 'Eugene Lloyd' <EMLLOYD@gov.pe.ca>
Cc: 'david webster' <websterd@hotmail.com>
Subject: RE: Planning Appeal - David Webster v Minister of Land and Environment

Good morning,

Thank you for your email. The Commission will await Mr. Webster's decision as to how he wants to proceed.

M



Michelle Walsh-Doucette (she/her)

Commission Clerk

D. 902.368.7856

irac.pe.ca/about/contact/

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>

Sent: Monday, June 1, 2026 3:49 PM

To: Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>

Cc: 'david webster' <websterd@hotmail.com>

Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Good afternoon,

After careful consideration of this matter, our Department will not be proceeding with the evaluation of any new applications for development on this property until such time as the current application for appeal has been addressed and a decision rendered.

However, if Mr. Webster wishes to withdraw his current appeal application; we would then proceed to process the new applications once the fees are paid. At which time, if Mr. Webster is dissatisfied with the outcome of any decisions arising from the new applications; he may then appeal those decisions at that time.

Thank you

Eugene Lloyd

Manager of Development Control

emlloyd@gov.pe.ca

Phone: 902-368-4465

Fax: 902-368-5526

Land and Environment

Government of Prince Edward Island

31 Gordon Drive

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

From: Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>

Sent: Wednesday, April 1, 2026 2:45 PM

To: Eugene Lloyd <EMLLOYD@gov.pe.ca>

Cc: 'david webster' <websterd@hotmail.com>

Subject: RE: Planning Appeal - David Webster v Minister of Land and Environment

Good afternoon,

We understand from Mr. Webster that he has made a new application that was not accepted due to the Commission's appeal process. We wish to make clear that while the Commission has receipted Mr. Webster's Notice of Appeal dated February 3, 2026, we have not yet opened an appeal file in respect the Notice of Appeal and will, instead, await a decision on Mr. Webster's new application which can then be appealed.

M

Michelle Walsh-Doucette (she/her)

Commission Clerk

D. 902.368.7856

irac.pe.ca/about/contact/

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>

Sent: Monday, February 23, 2026 3:23 PM

To: Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>

Subject: Re: Planning Appeal - David Webster v Minister of Land and Environment

Good afternoon,

This is the response I received from staff:

The application for the pavilion was cancelled by Mr. Webster at our meeting January 21, 2026. We issued the Development Permit (M-2025-0024) for what is intended to be a single unit dwelling. I am not sure of the status of the Building permit.

Hope this helps.

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: Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>
Sent: Monday, February 23, 2026 2:04 PM
To: 'david webster' <websterd@hotmail.com>; Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Jessica Gillis <jgillis@irac.pe.ca>
Subject: Planning Appeal - David Webster v Minister of Land and Environment

Good afternoon,

The Commission has received Mr. Webster's Notice of Appeal dated February 3, 2026, seeking to appeal the Development Permit M-2025-0024 which approves an application to construct a (Single Unit) Residential structure on Provincial Parcel Number 835033, located at Wootten Lane, Murray Harbour, PEI. We understand through further discussion with Mr. Webster that he has requested a decision respecting his application for pavilion and building. The Commission will await the Minister's decision on that application before proceeding with the appeal process.

M.

Michelle Walsh-Doucette (she/her)

Commission Clerk

D. 902.368.7856

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TAB

B

Rescind of Approved Permit

From david webster <websterd@hotmail.com>

Date Tue 2026-06-30 8:32 AM

To Dean Lewis <dhlewis@gov.pe.ca>; Eugene Lloyd <EMLLOYD@gov.pe.ca>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>

Dean,

As per your direction, I am rescinding the approved development permit (2025-0024) issued on 22 January 22, 2026.

I understand from you that this is a requirement in order for you to process the two new permit applications as per correspondence with yourself and Eugene Lloyd.

Further, now that this is done, you will direct your staff to call and accept payment for the two new permit applications.

David Webster
835033.

TAB C



Outlook

PID# 835033 - Denial Letter

From Marilyn MacLean <marilynmaclean@gov.pe.ca>

Date Fri 7/24/2026 1:31 PM

To 'david webster' <websterd@hotmail.com>

 1 attachment (526 KB)

DPM_M-2026-0142_835033_DEC.pdf;

Please see the attached Development Permit Denial letter for your records.

Marilyn MacLean

Customer Service Officer

Dept. of Land and Environment

Province of PEI

41 Wood Island Road, Montague PE

Phone: 902-361-1273

Email: marilynmaclean@gov.pe.ca

TAB

29

TAB

A

Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

From david webster <websterd@hotmail.com>
Date Tue 5/13/2025 4:32 PM
To Cindy MacMillan <cindymacmillan@gov.pe.ca>

Thank you

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: May 13, 2025 2:03 PM
To: david webster <websterd@hotmail.com>; Dean Lewis <dhlewis@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

The Senior Development Officer name is Dean Lewis and his email is: dhlewis@gov.pe.ca

From: david webster <websterd@hotmail.com>
Sent: Tuesday, May 13, 2025 1:19 PM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Hi Cindy,

Can you please give me the name/email of the senior development officer you forwarded my name to? I would like to ask him/her for an in-person meeting with them to sort through all of this.

Thank you!
David

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: May 12, 2025 4:23 PM
To: david webster <websterd@hotmail.com>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

The Residential structure will require services such as septic and water. Before the septic system can be installed a site suitability assessment (perc test) will need to be completed. Take Care

From: david webster <websterd@hotmail.com>
Sent: Monday, May 12, 2025 3:59 PM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Hi Cindy,

I am not sure I would call anything a residential unit ... However, the 12x16 bunkie has 2 beds and storage - a "wooden tent" - no utilities ... So that would be the closest option.

There is another mini storage (6x8) that would definitely not count for residential.

David

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: May 12, 2025 12:17 PM
To: david webster <websterd@hotmail.com>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Good Morning,

As part of the application review, we consider the approved use on the parcel of land and the proposed structure(s). Your lot was approved on November 27, 1995, as Residential (Summer Cottage Use). The proposed 12 x 16 structure (gazebo) falls under the definition of an accessory structure. In order to have an accessory structure, there first needs to be a Residential unit as the primary structure. At the time of the site visit, there were two structures present. Which structure on your property would be the primary structure? Thank you

From: david webster <websterd@hotmail.com>
Sent: Thursday, May 8, 2025 6:37 AM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Good morning Cindy,

I thought I would check in on progress with our permit - Anita (environment technician) did her on-site review a week ago and said everything was fine from her point of view -are we just waiting for her report to make its rounds to get to the application-approval person?

Thanks again!
David

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: April 29, 2025 8:47 AM
To: david webster <websterd@hotmail.com>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

The other Environment number is 902-368-5700. I have attached a map of your property showing the area of wetland. As part of our approval process when there is the presence of wetland, we require comments from the Department of Environment before proceeding. I am unable to give you a specific timeline as my understanding is that the assessment cannot take place until the weather conditions permit the testing. Take Care

From: david webster <websterd@hotmail.com>
Sent: Tuesday, April 29, 2025 7:36 AM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Hi Cindy,

I have tried several times to reach Dale Thompson (the person assigned to the number you gave me) and am not getting any response.

I am trying not to be the "annoying person who keeps bothering you", but still have questions - is there someone else who can answer one or more of these questions, and/or I should visit?

First - we are curious about why environment is involved in the permit process for a simple gazebo?

Second - when do they think they will do their survey, and we can get our permit approved?

Third - are there any questions we can answer to move things along?

Thank you!

David

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: April 22, 2025 10:51 AM
To: david webster <websterd@hotmail.com>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Feel free to contact Environment at 902-368-5049. Thank you.

From: david webster <websterd@hotmail.com>
Sent: Monday, April 21, 2025 10:54 AM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Hi Cindy,

Thought I would check in again on the progress of my permit.

With my first application submission back on Jan 26, and then again on Feb 24th when you determined it was missed the first time, we never thought it would take this long for approval of a simple gazebo - and we had hoped to have had our gazebo built by now.

We are also curious about why the Environment people need to have a visit for a gazebo in the middle of the property well away from the buffer ... ? And why their visit is taking so long when spring has technically arrived back in March?

Your website may need to be updated : *A decision as to whether a permit is denied or approved may be issued within 30 days for some routine residential developments.*

Thanks for checking on the progress of the permit.

David

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: April 8, 2025 2:30 PM
To: david webster <websterd@hotmail.com>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Environment confirmed they will be doing a Spring visit before providing us with comments. Hopefully, Spring will be coming soon. Take Care

From: david webster <websterd@hotmail.com>
Sent: Tuesday, April 8, 2025 1:18 PM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Thank you Cindy!

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: April 8, 2025 11:48 AM
To: david webster <websterd@hotmail.com>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Good Morning,

We are waiting for comments from Environment. I will send a follow up email to see if they have any timeline to give you. Take Care

From: david webster <websterd@hotmail.com>
Sent: Tuesday, April 8, 2025 11:20 AM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane - Lot 72 Murray Harbour

Hi Cindy,

I wanted to ask how long permits usually take to be approved?

I made my payment on March 10th, so we are almost at the month mark. I am hoping to purchase supplies before the spring price increases and any tariff-related price increases.

The webpage (permit status) says there is no activity yet.

Please and thank you!

David Webster
PID 835033
Lot 72 Wootten Lane Murray Harbour

TAB

B

Re: Request for a Meeting

From david webster <websterd@hotmail.com>
Date Fri 2025-05-16 10:17 AM
To Dean Lewis <dhlewis@gov.pe.ca>
Cc Cindy MacMillan <cindymacmillan@gov.pe.ca>

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

I'll be there - thank you for the response.
David

From: Dean Lewis <dhlewis@gov.pe.ca>
Sent: May 16, 2025 9:21 AM
To: david webster <websterd@hotmail.com>
Cc: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: Request for a Meeting

I can meet Thursday May 22 , 9:15am at the Access PEI site in Montague.

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From: david webster <websterd@hotmail.com>
Sent: Thursday, May 15, 2025 3:25:29 PM
To: Dean Lewis <dhlewis@gov.pe.ca>
Cc: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Fw: Request for a Meeting

Hello Mr. Lewis,

Respectfully, we would again like to request an in-person meeting with you, and ask that you schedule a day/time/location at your convenience, letting us know as soon as you are able to schedule something. We expect you are busy, and that you don't consider our request a priority, but acknowledging our request with a date, even if not right away, would help reduce our growing frustration.

We are looking for your help in understanding the complexities related to our applications, and your help to identify what options we have for moving forward.

Some background for you:

We are trying to be patient - when we first submitted our application for a gazebo, we went by your website that said that most applications are procesed in 30 days.... We are now at 99 days.

The process is absolutely more complicated than we had expected, and hope that one of the things we discuss is what else is coming as part of this complex approval process for a gazebo, and the associated timelines.

We had hoped to have the gazebo built:

- Before the bugs are out
- In time for our daughter and family (an NP hoping to return to Montague after her maternity leave) to spend time with their newborn
- Neither of these hopes look like they will happen

Our original intent (that still remains) in purchasing the property was to:

- Have a quiet place for us (our family) to relax in our retirement, enjoy the outdoors, kayaking, swimming, reading and such
- We saw the property as a day-camp environment, with the occasional overnight visit (last year, as an example, we stayed overnight no more than 5 times - we live only 40 minutes away)
- We wanted to be unplugged, without utilities, much like the camping experiences we had as children
- We wanted to have a small imprint on the environment, and when building our first shed, we sought out an already-open space within a well-treed lot so as to not disturb the environment
- While Fiona has taken down 99% of the trees, we still want to have as little imprint on the environment as possible, and have spent the last 2 years using our own sweat equity to plant new shrubs and trees, of appropriate varieties to better survive PEI's weather systems, as our commitment to regeneration of a healthy environment, and with hopes of encouraging the return of wildlife

When we built the first shed, we wanted a place to get out of bad weather, to store things like deck chairs, and in the rare case of staying overnight, a couple small beds. We have since learned about the active bugs, and now wish to have a gazebo that allows us to remain outside while being protected.

Cindy has now indicated the need for having a building designated as a residential structure, with services such as septic and water. This is something we have never thought to have, cannot afford, nor have any desire to build/disturb the property to the extent that will be required to have those utilities.

Regarding a septic system:

- We use the property for a day-camp - we go to the bathroom before we leave home in the morning and when we arrive home later that day - if we do have to go pee, we either do so old-style (find a dead tree stump) or pee in a bucket to be brought home and dumped in our toilet.
- We cannot afford the cost of a septic system, especially one that we have no need for
- Even if we could afford a septic system, we would then have to build and pay for something to connect to it (a shed to hold a toilet) - more cost for something we don't need
- On top of this, we would then have to have a water supply - another cost we cannot afford nor do we need
- As well, we would have to pay for hydro to come to the property - a cost we can't afford, a service we don't need; and we don't want to cause disruption to neighboring properties by clearing trees on the right-of-way owned by someone else
- Further, the trucks/equipment needed to install any of these services would require that we clear the right-of-way (now suitable for a single small vehicle), again disrupting neighbour preoprties, and again doing work on the right-of-way owned by someone else
- and we would not wish to have further disruption to our property itself in digging a hole, and then replanting above the hole

Regarding water:

- We use water to drink, and bring it in thermos/tubs depending on what we need for the day
- We collect rainwater and use that for rinsing our feet after a swim, or for watering plants

Regarding electricity:

- We use battery-operated equipment (e.g. flashlights)

We are asking for the meeting, and your help, in identifying alternative options that will allow us to use the property as we had hoped, without the requirements and associated costs that come with what you have indicated.

When we meet, with the qualifier/acknowledgement that you know much more than we do about options for moving forward, and what is written and not written in the regulations, we would ask if any of these are options, and/or if there are any other options available to us:

In no particular order:

- We withdraw our permit applications?
- We ask for a "change of use", which in reading the subdivision guidelines, looks like we may be able to do - could we ask to re-zone our "cottage summer use" property to another one that allows us to enjoy the property as we had hoped? Would "recreation use" (...use of land or buildings for passive or active recreational ...) work?
- We ask for an exemption from the requirement to have utilities on the property, as indicated as a possibility (21-1)?
- Instead of building our own gazebo, stronger and better suited for the weather and winds on the property, would purchasing a gazebo at Home Depot or other store be considered as something "manufactured" that does not require a permit (31-2), and then we keep replacing them when they get damaged?
- Can we have an exemption (or re-definition) of the utilities, that would allow us to (a) bring in water as we do now, (b) use batteries as we do now, and/or (c) use something like a camp-potty found at camping stores?

As I said to Cindy before, we are trying to do the right thing. However, we now know why so many people told us to avoid applying for a permit; and if we did apply, plan to frequently pester the department to get their attention.

Having been through the subdivision regulations in the recent months, we are continuously surprised by what we believe are violations - maybe your department has exempted the owners, maybe the enforcement isn't happening... not our business. But when we see things like cabins being built real close to, if not in buffer zones, primary residences on a private summer road, multiple travel trailers in place being used regularly as family's summer camps ... The list goes on... We have to believe that, rightly or wrongly, we are being targeted for trying to do the right thing.

Again, we are trying to remain patient and accept that this is a very complex process for a gazebo, however look forward to a meeting when we can get clarity to help us determine our next steps.

Thank you
David Webster

From: david webster <websterd@hotmail.com>

Sent: May 13, 2025 4:36 PM

To: dhlewis@gov.pe.ca <dhlewis@gov.pe.ca>

Subject: Request for a Meeting

Hi Dean,

As you know Cindy MacMillan gave me your contact information.

There are a number of issues regarding our development permit applications - **I am requesting a meeting with you** to better understand the issues we both have, as well as hopefully come to a solution that works for all of us.

I can be available to meet with you anytime - please let me know a date, time and location.

Thank you,

David Webster

PID 835033

TAB C

Re: Questions re Property Permits 835033

From david webster <websterd@hotmail.com>

Date Sun 2025-05-25 10:46 AM

To Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Hi Dean and Cindy,

Please ignore these questions for now - as I learn more from others, I will be updating the list of questions for you.

I have spoken with Scott about septic, and I am trying to connect with both a shed-mover to see if that is even an option, as well as trying to connect with a septic contractor to see what those options and costs would be.

While our preference is to keep the lot, responses from these people and from you and others that we don't know yet, will determine our ultimate decision on what we do.

David

From: david webster <websterd@hotmail.com>

Sent: May 22, 2025 2:41 PM

To: dhlewis@gov.pe.ca <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Questions re Property Permits 835033

Dean and Cindy,

We are trying to connect with Scott as suggested, but in the mean time, in terms of understanding fully our options (as the regulations don't tell the full story), we have a few more questions:

1. Can you please confirm that regulation 1(a) "accessory building means a building whose use is incidental and subordinate to, and consistent with, the main or approved use of the lot upon which the building is located" actually requires that the accessory buildings have to align with an actual built building (cottage in this case) and not the lot itself (so that sheds and other structures, often found on a cottage lot, can't be placed here in our case until there is a cottage)?
2. For regulation 1.6.1.ii, "dwelling unit means one or more rooms used or intended for domestic use of one or more individuals living as a single housekeeping unit with cooking and toilet facilities"
 - a. Our shed is likely too small to add in a toilet and still have room for a kitchen and chairs, let alone cots for the few nights each year we stay over, so we would likely have to build another building to act as a dwelling - is that another permit?

- b. If the shed (new or current) is to become the dwelling unit, are there then additional requirements and/or permits needed because it will be a dwelling (even if still under 200 sq ft to minimize the disruption to the property)? What else is required to be approved as a single housekeeping unit for the purpose of this property?
- c. Guessing that the dwelling has to be all in one building? Can we split the dwelling into two buildings (kitchen/seating and storage in one, with toilet in another)?

3. If I understood correctly, you mentioned that we need water and septic:

- a. We'll see when we talk to Scott, not our expertise, but does either septic or water require power to operate (so we do need hydro to the property)?
- b. When we need water ... is that to operate septic and/or for drinking (and if for drinking, does our current practice of using thermos not count?) And I am guessing, having water will require more additional work and structure and hydro to bring water from the current well to the place it is needed to do what the regulation says we need to do with it? With ongoing maintenace for the well and pump...?

4. If we do get to the point where we choose to have septic/water on site, what comes next in the development application process? What other things will need to be done in order to be approved?

Again we are trying to do what's right, and trying not to get angry while we try to find some way to enjoy the property as we had hoped without all of the extras in utilities and disruption to the environment, even if the legislation says that we need to.

Once we hear back from Scott, and have answers for you for the above, we should be a lot closer to being able to decide on whether or not we remove/dismantle the shed and give up on the gazebo, or bring the shed to compliance with utilities we don't need but require.

David

TAB
D



Outlook

Request to Withdraw Permit Application

From david webster <websterd@hotmail.com>

Date Mon 2025-05-26 9:18 AM

To Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Dean and Cindy,

Please accept this as our request to withdraw the application for our gazebo.

Regardless of which option we choose regarding the shed (move the shed off the property, destroy the shed and take it to dump, or build a cottage with septic), the costs associated with those options will prohibit us from being able to build the gazebo.

Thank you
David Webster

TAB E

Re: Webster Property Questions

From david webster <websterd@hotmail.com>
Date Mon 6/2/2025 1:25 PM
To Cindy MacMillan <cindymacmillan@gov.pe.ca>

OK - thank you.

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: June 2, 2025 10:06 AM
To: david webster <websterd@hotmail.com>
Subject: Re: Webster Property Questions

I am not aware of a version of that document for Building Permits but you can call them at 1-800-370-3977. Take Care

From: david webster <websterd@hotmail.com>
Sent: Saturday, May 31, 2025 11:16 AM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: Webster Property Questions

Hi Cindy,

Is there a version of this document/guide for building permits? Thank you
David

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: May 29, 2025 2:45 PM
To: david webster <websterd@hotmail.com>; Dean Lewis <dhlewis@gov.pe.ca>
Subject: Re: Webster Property Questions

Here is the Development Permit Process information that is available for applicants:

From: david webster <websterd@hotmail.com>

Sent: Wednesday, May 28, 2025 11:52 AM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Webster Property Questions

Dean and Cindy,

I have some more questions (down below) to ask you about our options going forward.

To fill you in quickly:

- we have been trying to find someone capable of moving the sheds off the property and who can give us a quote;
- we know that destroying the sheds and taking them to the dump will only cost us dump fees;
- we know that the very-best scenario for a septic will cost us a minimum of around \$12K, but could go up considerably based on a number of factors that we won't know until actual PERC test and then quotes are obtained;
- we are trying to get some information about the build-a-cottage option, however, we need to ask you for more information related to this option.

First, though, I want to apologize for getting angry when we last met. While I have faced much-greater stresses in my life, the stress from this situation is hitting me harder than most.

Unfortunately, as you are in the customer-facing role representing the government, and we are angry tax payers, you get to hear our anger. I will try to keep my emotions in check in the future. However, please realize that we are not in the place to choose any good option, but are being forced to make the least-worst of only bad and painful options.

I have already shared our dreams of having a quiet place for family to spend some relax time, so I won't repeat that story for you. Not that it matters to you, but just so you know where our anger comes from:

- Emotionally
 - the ability for us to purchase this land and build the sheds is because of my inheritance when my parents died - to see now that this gift could likely be ruined hurts.
 - To see our dreams of spending time as we wished are potentially ruined simply because we will no longer be able to store supplies (lifejackets, ...) on site, have a place to get out of bad weather or just have a nap, and not have a place to store equipment needed to manage the property ... and having to bring all of that stuff every time we go there, means the use of the property will likely be reduced

- Financially
 - The investment we put into the property, cleaning up after dorion, cleaning up after fiona, building our sheds, is now potentially lost (shed to the dump, equipment purchased/rented for clean-up, ...)
 - Given the shape of the area after fiona, the condition of neighbouring properties after fiona, the condition of Wootten Lane, the constant need (of other homeowners) to pester the roads people to maintain Gladstone - it would be impossible to sell the property to, at the very least, gain back the property purchase price, let alone everything else we have done to improve the environment
 - While dump trips are the least financially expensive, any costs with moving the sheds, and/or building a cottage, will never be recoverable given the conditions I just mentioned - any dollars spent from this point will be the same as just throwing money away.

We are also angry that, in trying to do the right thing, we feel we are being personally targeted while every day we see examples of owners who are appearing to be in non-compliance with various legislations and codes, and who are permitted to do so.

What makes me most angry, though, is that all of this situation is because of one poorly-written regulation (Regulation 1a) that allows for multiple interpretations; and that the interpretation you have means that we have these issues, and the interpretation we have would allow us to continue with our dream.

I am known by some as a "policy nerd". Throughout my career I have been writing policies and procedures for the organizations that I have led, and as a consultant/coach for other organizations. I continue to write policies and procedures in my retirement.

Given that you have said you need to follow the Act and regulations as you understand them, I will likely share my thoughts with those politicians and interest groups who have the power to make changes or lobby for changes. I will, however, share my early thoughts about them with you for your interest. These are only a sample of policies I have looked at, as they are likely connected to what we want in our property. In no particular order:

- Regulation 1a: The definition of an accessory building: "a building whose use is incidental and subordinate to, and consistent with, the main or approved use of the lot upon which the building is located".
 - Cottages have sheds and gazebos, so our "sheds/buildings" would be consistent with the zoning of a cottage property
 - There is no mention in this regulation that a cottage needs to be built before, or if at all, any other buildings can be built
 - Looking to a higher level, the Planning Act:
 - The Act has several statements speaking to the Objects and the Provincial Interests in land management:
 - 2c. To protect the natural ... environment
 - 2.1.1.a ... protection, conservation and management of resource lands ...
 - 2.1.1.b ... protection, conservation and management of coastal areas ...
 - 2.1.1.c ... protection, conservation and management of ecological systems ...
 - 2.1.1.p ... the adaptation of the ... natural environment to address the affects of climate change
 - There is some misalignment between these themes within the Act and this Regulation. In our case, I believe that our work in cleaning up after Dorion and Fiona, replanting new trees and other plant life that is better suited to the PEI climate and weather

systems and encourages the return of wildlife, and living with only the small footprint of the built structures we currently have, is more in line with the intent of the Planning Act than the interpretation that you are providing where we would need to disrupt the land by installing septic and adding more built structures; and while not the same as your interpretation of the regulation, is still in alignment with that regulation.

- Regulation 1.m.2 "Open Space" means any outdoor amenity space for active or passive recreational use"
 - At first glance, this zoning would seem to be an option for us (kayaking, swimming, gardening, ...) ; however, knowing the challenge a neighbour has faced in having a property zoned as such, this definition is very misleading as it doesn't describe that the lot has to be available for all residents in the subdivision
- Regulation 1.q.1 "Recreational Use" means the use of land or buildings for passive or recreational entertainment, pursuit or sport, ..."
 - At first glance, this zoning would seem an option for us (kayaking, swimming, gardening, ...); however you have stated that it is not
- Regulation 6.1 Development Private Road "no development for any year round use shall be permitted on a lot or parcel served by a private road"
 - Given all the examples of primary residences on private roads seen around the province, this regulation needs to be removed/revised
- Regulation 21.1 Lots not requiring water and sewage services: "where a lot is intended for any non-residential use where water and sewage services are not required for the proposed development, the Minister may approve an exemption ..."
 - While this is probably technically accurate, it is misleading - in our case, while we never intended to have a residential dwelling (although admittedly we have to now given the zoning), we could say that this applies
 - It also then raises the question, what are the options for non-residential use?

Going Forward - Questions for you:

Also throughout my career, I have developed strategic and operational plans for organizations I have led and for others who I have consulted/coached. My planning-type head makes me want to gather as much information I can in order to make the most informed decision I can make about any situation where I need to make a decision. This is of course the same for deciding how I move forward with our property.

As part of any decision, we also need to consider the condition of our property including the need to move trees that we have planted; and/or the condition of Wootten Lane that may limit the ability for trades people to bring in machinery to do their work without having to cut down trees and/or re-grade the lane, which of course is owned by someone else, and that has many property owners along it.

Any information you can provide, in as much detail (given the regulations leave much room for mis-interpretation that we would want to avoid more of going forward), would be sincerely appreciated. Keeping in mind, we want to keep our expenses as little as possible, and we want to have the least amount of disruption to the environment. However you wish to respond is fine with me - within the email, by phone, or in person. In no particular order:

- If we decide to proceed with the building of a cottage, or if we decide to remove/destroy the sheds, what are all the remaining process steps (what do we need approval for, what inspections might there be, what timeframes are involved, what services do we need,), just so we don't get more surprises?
- PERC testing - while I believe right or wrong that the subdivision has had, and needs to have, PERC testing done that allows for development - given that we would need PERC testing done for our actual property, what would happen if the test results indicate that a septic system on our cottage-approved property were negative?
- Reg 1.g.1.2 states that a cottage is included as a single-unit dwelling; and 1.g.1 defines a dwelling as a building, or portion of a building, designed, arranged or intended for residential use. Cindy, you mentioned in an email that we would require services such as septic and water; and in a call (I think) you mentioned that we would need a toilet and kitchen. So, what exactly are the services, elements or whatever you would call them, that would be needed in a cottage? And for each of these, are there any more specific details. For example, for a kitchen, we currently take up our water in a thermos/jug, and our food in a cooler - all we would need in a kitchen is a counter (which we currently have outside on a bench), but is there any requirement for something more?
- As we understand the regulations, sheds under 215 sq ft do not require a building permit. I am assuming we would need another development permit? If we build a cottage, would a building permit be required? Would the cottage then be required to follow building regulations/codes regardless of size? And in our case, as a cottage would be defined as a dwelling, would we need to hire a contractor/builder and licensed trades people?
- There is a regulation (31.2) that talks about the use of prefabricated homes. Is that an option for us? What is the actual definition for a prefab home - does it have to be built in a factory and delivered put-together? Does a shed sitting in the Kent parking lot and delivered count? Does a shed built in pieces in a factory and assembled on-site work?

- Is there an option to split the cottage into two buildings - in our case, we could have the toilet in the small shed hooked to septic, while the larger 12x16 shed could be the kitchen and seating area?
- If the option to use our two current sheds is a possibility, would a building code/inspection be required because it is now considered a dwelling? While not required because of its size, we tried to build the sheds according to what we understand the building codes to be, we are not professionals. And if inspections are needed, we would likely have to dismantle certain parts for those inspections (while they are sheds, they are somewhat fancy with windows, vinyl siding, metal roof, fully insulated, finished walls and floors).
- We often see properties that have a travel/camper trailer with things like a fire pit, tent gazebo and other items that make it appear that is in one location for use of summer activities - whether nearby a home or as the only structure on a lot - we know of one example where the travel trailer is on a pad, has hydro hooked up to it, and has a permanent gazebo nearby - what exemptions have they been given, and/or what zoning do they have, that allows them to do this - and can we have the same options?
 - Purchasing a small trailer with utilities included would be much less expensive than building a cottage, and would disrupt the environment much less (with more alignment to the Planning Act purposes and interests).
 - Regulation 46.3 re mobile homes?
- We often see properties with only sheds/garages or large storage-type structures on them. What property zoning do they have, and/or what exemptions have they been granted, that allow them to do this? Essentially, the issue of having our two sheds on a property without a cottage and environmental disturbance would work.

Dean and Cindy, thank you for reading this too-long email, and answering our questions. From this point forward, I am hoping that our communications will be less emotional with greater focus on moving forward.

David

TAB
F

Re: PID# 835033 Wootten Lane (Lot 72)

From david webster <websterd@hotmail.com>

Date Wed 2025-08-20 4:48 PM

To Cindy MacMillan <cindymacmillan@gov.pe.ca>; Dean Lewis <dhlewis@gov.pe.ca>

Yes that works.

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>

Sent: August 20, 2025 3:25 PM

To: david webster <websterd@hotmail.com>; Dean Lewis <dhlewis@gov.pe.ca>

Subject: Re: PID# 835033 Wootten Lane (Lot 72)

Would Wednesday, August 27, 2025 at 10:00 am work for you?

From: david webster <websterd@hotmail.com>

Sent: Wednesday, August 20, 2025 2:25 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Re: PID# 835033 Wootten Lane (Lot 72)

Dean and Cindy,

Yes I understand that you have stated that we are not in compliance and that we need to either remove the sheds or build a cottage.

From there, given that we need to find the least expensive way and preferably the least environmentally invasive way to meet your needs, we run into both a lack of or inconsistent information about what constitutes a cottage.

I will put together a full list of all the questions and confusing responses and bring that to a meeting as you request.

I can meet any time this coming week (week of March 25th) - let me know when... if not that week, I am likely available any time in the following weeks.

David

From: Dean Lewis <dhlewis@gov.pe.ca>

Sent: August 20, 2025 11:39 AM

To: david webster <websterd@hotmail.com>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Re: PID# 835033 Wootten Lane (Lot 72)

David

Did you receive the Development Permit Process guide, the information in that booklet should answer most of the questions regarding your development.

Your property is still in non-compliance. I thought we were clear with what needed to be done at our last meeting but if not we are willing to set up another meeting .

Please contact Cindy or I as soon as possible to set up another meeting.

Regards
Dean Lewis

From: david webster <websterd@hotmail.com>
Sent: Tuesday, August 19, 2025 12:19 PM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Cc: Dean Lewis <dhlewis@gov.pe.ca>
Subject: Re: PID# 835033 Wootten Lane (Lot 72)

Cindy,

We have not made any decision yet.

We are still trying to gather information that is detailed enough, and consistent (non-conflicting) between multiple sources, from government personnel, government and private documents, and private companies, that will allow us to make an informed decision(s).

As we gather more information, we have more questions. We can send these to you in addition to the outstanding questions we have not yet had a response to (sent to you in emails May 22 and May 28) if you like.

David

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: August 18, 2025 8:37 AM
To: david webster <websterd@hotmail.com>
Cc: Dean Lewis <dhlewis@gov.pe.ca>
Subject: PID# 835033 Wootten Lane (Lot 72)

Good Morning,

It has been a few months since we last communicated so I am doing a follow up to see what you have decided in terms of bringing your property on Wootten Lane into compliance. Thank you.

Cindy MacMillan
Property Inquiries Coordinator
Dept. of Housing, Land and Communities
Province of PEI
41 Wood Islands Road, Montague, PE

Phone: 902-838-0605

Email: cindymacmillan@gov.pe.ca

TAB
G

Fw: Webster Questions

From david webster <websterd@hotmail.com>

Date Tue 2025-09-02 10:24 AM

To Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

This is very frustrating - so now what do you recommend?

I am not getting answers to the simple questions (those I have asked and others you suggested I not ask yet) I need from Trevor to make an informed decision.

I don't suspect a loans officer would say yes to "I need a loan between 20,000 and 200,000 for I don't know what (that I don't want) and that I suspect would be considered a lost investment" (let alone being able to afford it in the first place).

If I need to go through the National Building Code (1500 +/- pages) plus all the other codes and regulations for PEI and for different trades, I am still not sure that I would get answers to what I need to have in place (they may tell me how to do electrical for example, but not tell me if I need to do it). But if this is the case, then I will need time to review.

Even if I get answers, they are still open for interpretation:

- Trevor said in an earlier email that "there are no seasonal dwellings as they all must meet the energy code and be ventilated with a HRV" - so when I checked specifically about HRV, the national building code (2015) said that there is an exemption for cottages.
- And then there is the PEI subdivision regulation 1a where you and I have interpreted differently.

I don't want to submit an appeal that may or may not help me, but will create work for you and create ill-will between us, and will just extend this process even longer. However, if I need to continue to research options by going through all the possible codes/regulations that may apply, I will need more time.

All to say, what do you recommend as my next step ?

David

From: Trevor Eisnor <teisnor@gov.pe.ca>

Sent: September 2, 2025 7:31 AM

To: david webster <websterd@hotmail.com>

Cc: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: RE: Webster Questions

David,

You do not have a Building Permit application in for review, and you have no Development Permit approval, correct?

Decide what you doing, and straighten you property out with Development first.

Any building not previously approved or accepted must meet NBC 2020 requirements.

Thanks

Trevor Eisnor

Building Official

buildingpermits@gov.pe.ca

1-800-370-3977

PEI Department of Housing, Land and Communities

31 Gordon Drive, P.O. Box 2000

Charlottetown, PEI, C1A 7N8

www.PrinceEdwardIsland.ca

From: david webster <websterd@hotmail.com>

Sent: Monday, September 1, 2025 10:51 AM

To: Trevor Eisnor <teisnor@gov.pe.ca>

Cc: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Re: Webster Questions

Hi Trevor,

I have attached some information based on what I have now.

As I mentioned earlier, we are happy with what we have now. So that any work we do from this point is to satisfy both Dean and the development department, and you and the building department.

The first question is about what I need to do in terms of identifying a building as the primary structure:

- Can I use of one the current buildings as the primary structure as it is now?
- Can I use one of the current buildings as a primary structure with renovations?
- Can I use one of the current buildings as a primary structure if I add more space to it with the requirements included?
- Do I need to build a new structure?

The second question, as I tried to ask earlier ... what are the very minimum requirements/elements I need to have in a primary structure (cottage dwelling) to meet your requirements for a summer-use only building.

Once I have some clarity, I will hopefully be able to decide what I will use as a primary structure, what I need to include as part of that structure, where I will place septic ... and then I will be able to submit a complete building application ... or if the requirements are too expensive, whether I will have to remove the current buildings and sell the property.

Thank you.

David

From: Trevor Eisnor <teisnor@gov.pe.ca>
Sent: August 28, 2025 8:03 AM
To: david webster <websterd@hotmail.com>
Subject: RE: Webster Questions

You want to turn a shed into a residential dwelling?

You will need to provide construction details for walls, floor, roof with insulation values and floor plan

Start with that along with your building permit application and I will review both and reply back if there are any issues.

Thanks

Trevor Eisnor
Building Official
buildingpermits@gov.pe.ca
1-800-370-3977

PEI Department of Housing, Land and Communities
31 Gordon Drive, P.O. Box 2000
Charlottetown, PEI, C1A 7N8
www.PrinceEdwardIsland.ca

From: david webster <websterd@hotmail.com>
Sent: Thursday, August 28, 2025 7:37 AM
To: Trevor Eisnor <teisnor@gov.pe.ca>
Cc: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Webster Questions

Hi Trevor,

I met yesterday with Dean Lewis and Cindy MacMillan to discuss our development permit.

As I mentioned before, we have two sheds/buildings (both under 215 sq ft) on our property zoned as residential summer use only. We are happy with what we have now, with these sheds that help us use the property as we want, mainly for a day-camp-like experience/activities.

Dean said that, because of the zoning, we need to add a septic system in order to have the development permit approved.

Before we proceed with installing a septic system, Dean recommended that we connect with you to find out the very minimum we would need to do in order to bring either/both of the current buildings to a standard that would satisfy you and any building requirements.

I am happy to meet with you at the property if you wish, if that helps in providing us with details (just give us a day or two notice so that we can adjust anything else we have in our schedule). I am also happy to answer any questions through email.

Thank you Trevor.

David Webster
Lot 72, Wootten Lane, Murray Harbour North

TAB

H

Re: site assessors list

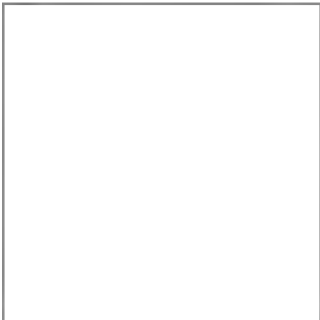
From david webster <websterd@hotmail.com>
Date Mon 9/8/2025 2:18 PM
To Cindy MacMillan <cindymacmillan@gov.pe.ca>

Thank you

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: September 8, 2025 11:00 AM
To: david webster <websterd@hotmail.com>
Cc: Dean Lewis <dhlewis@gov.pe.ca>
Subject: Re: site assessors list

Here is the link to the websites:

<https://www.princeedwardisland.ca/en/publication/licensed-septic-contractors> and
<https://www.princeedwardisland.ca/en/publication/licensed-site-assessors>



Licensed Site Assessors | Government of Prince Edward Island

Published date: December 14, 2022Share this page

www.princeedwardisland.ca

From: david webster <websterd@hotmail.com>
Sent: Monday, September 8, 2025 6:35 AM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Cc: Dean Lewis <dhlewis@gov.pe.ca>
Subject: site assessors list

Hi Cindy,

I couldn't find on the website - can you please send me a list of the qualified site assessors and qualified engineers.

Thank you
David Webster

TAB

I

Re: Site assessment and registered septic document.

From Dean Lewis <dhlewis@gov.pe.ca>

Date Tue 2025-11-18 1:07 PM

To Eugene Lloyd <EMLLOYD@gov.pe.ca>

Thanks Eugene

We will wait to hear his reply. He has been dealing with Trevor also, making things complicated.

Regards

Dean Lewis

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>

Sent: Tuesday, November 18, 2025 12:10 PM

To: Dean Lewis <dhlewis@gov.pe.ca>

Subject: Re: Site assessment and registered septic document.

Do you want me to explain anything further to him, or are we just awaiting his response first?

I understand what he wants to do, but it is simply not permitted. An 8x10 shed is not a reasonable size for a dwelling either. I see many reasons in his email suggesting he does not necessarily agree with our requirements but he cannot have accessory buildings if there's nothing to be accessory to, and we do not permit bunkies at this time.

So, he'll need to agree to do what you've suggested, or we will begin the process of seeking a court order to have the existing, non-compliant structures removed. A toilet and kitchen are needed and if there's a toilet, he'll need a septic system to handle the wastewater. It's not our responsibility to deal with the plumbing or electrical but I'm sure the building officials could weigh in on his other NBC statements.

Thanks

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: Dean Lewis <dhlewis@gov.pe.ca>
Sent: Tuesday, November 18, 2025 11:48 AM
To: david webster <websterd@hotmail.com>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>; Eugene Lloyd <EMLLOYD@gov.pe.ca>
Subject: Re: Site assessment and registerd septic document.

David
We have the application for a building with 2 beds that we received March 10/2025. Your lot is approved for Residential Single (Summer Cottage) use. After visiting with you in the building and seeing the makings of a kitchen (cupboards/counter) I believe if you were to add a bathroom to the building and attach it to a septic system, I could issue the Development permit.

Building an 8 x 10 that includes a toilet and kitchen with the intent of calling it a dwelling unit is not in keeping with the intent of the regulations.

Its unfortunate that you proceeded with building the existing structures without permits. I am trying to find the easiest way for you to now bring them into compliance.

The season for performing perc tests is coming to a close for 2025 and the season will be closed for the winter.

Regards

Dean Lewis

From: david webster <websterd@hotmail.com>

Sent: Tuesday, November 18, 2025 10:49 AM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>

Subject: Fw: Site assessment and registerd septic document.

Dean, Cindy, Trevor,

Frustrating, but here we continue ...

Your first statement about PERC/septic gives me some hope that, identifying this as the next step, that you are in agreement with my submission for the cottage building. But then the next three statements (repeating the definitions and adding another statement with new language) questions whether or not you are actually in agreement with the submissions.

Add in the history of not responding to questions and/or not providing clear and consistent responses, I am very cautious. As a reminder, we bought the property to enjoy as a day-camp ... we built the sheds to support us in doing that ... you have said that we need to build a cottage ... we have talked about identifying the minimum requirements to do so ... but to date I don't have clear and consistent responses about what those requirements are.

The only reason we are building a cottage is to satisfy your need to have it on the property. If after we build this cottage, you decide to not approve the sheds for storage, then the whole purpose of this exercise has been missed... we will have a cottage that we don't want but need to allow us to keep the sheds, but won't have the storage sheds that we do want to support our activities on the property. I don't have an unlimited amount of money available to invest ... I certainly don't have money to waste in trying to guess what you want ... I don't know how much this will cost because I don't know all that you require ... and remain frustrated.

Septic - No I have not had a PERC done yet ... I have asked you when I should do so ... so thank you for finally responding. However, I remain concerned about doing a PERC unless you can confirm that (a) you are in agreement with the building application for the cottage, and (b) that you are in agreement that, assuming the PERC is acceptable, the septic field can go where proposed. I don't want to pay for multiple PERCs until I know I am done with trying to determine what you want in a cottage, especially if I need to build something different in a different location.

You have repeated the definitions, and have added a statement with new language about the sheds being ancillary and subordinate to the cottage. So, if the cottage as proposed meets the requirements you have for a dwelling, and the sheds do not meet those requirements, does

that not mean that the sheds are ancillary and subordinate to the cottage? Do you have an issue(s) that you are trying to address by including these statements? If not, why can't you approve the current sheds and gazebo (pending the completion of the cottage dwelling)?

If you are not OK with my proposed cottage as submitted, I again would request details to what you don't find suitable and what I need to do differently. Simply repeating the same definitions without your interpretations/opinions/specifics does not help me know what I need to do to satisfy you, and doesn't help any of us come to some resolution. Having to guess at what you want through creating multiple documents, or through any future applications/submissions for another version of a cottage that may or may not meet your need, is tiring for all of us.

So, trying to keep this simple, and trying to avoid complications down the road, and before I go ahead with the next step of having a PERC done:

1. Are you in agreement with the cottage building as submitted?
2. If you are not in agreement with the cottage building as submitted, what needs to change? And what options exist to make those changes (revise my current cottage submission, start a brand new cottage build submission, renovating my current shed ...)?
3. Are you in agreement with the current sheds and gazebo as submitted, pending the completion of the cottage as submitted? What are the reasons you would not approve the sheds/gazebo as submitted once the cottage is built as submitted?
4. NBC says that plumbing is only required where there is a piped water supply - as there is not a piped water supply, please confirm that I don't need plumbing. ... and/or, since you say that I need a toilet and septic, please confirm that this is the only plumbing I need (or tell me what else I need)
5. NBC says that electrical facilities are only needed where there are electrical services, so as there are no electrical services, please confirm that I don't need electrical facilities
6. NBC says that electrical facilities are only needed where there are electrical services, so as there are no electrical services I don't need electrical facilities ... however, since you have stated that I need cooking, and since I need to have cooking in the building (which rules out barbecues or camp stoves) please indicate my options (e.g. battery-operated hot plate, ecoflow/bluetti powered hot plate) that would satisfy your requirement to have cooking where there is no electrical service.
7. Your definition includes the term "housekeeping" unit. NBC seems to indicate that those features are optional. Please confirm if there are any other housekeeping features (besides toilet/septic and cooking) that I need to include.

Once I have your responses, then I will consider my next move.

David

From: Dean Lewis <dhlewis@gov.pe.ca>
Sent: November 17, 2025 2:42 PM
To: david webster <websterd@hotmail.com>
Cc: Trevor Eisnor <teisnor@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Site assessment and registered septic document.

David as discussed, please see further confirmation.

Septic

Have you had your site assessment and registered septic documents completed? as discussed, this is the next step. We will need the documents to determine what area of the lot is available for development before we issue the permits.

Single Unit Dwelling

As discussed the main building on the lot must be consistent with the approved use of the lot, in your case, your lot is approved for 1 summer cottage which falls under our definition of Single Unit Dwelling.

"single-unit dwelling" means a building containing one dwelling unit and does not include mobile homes, but does include mini homes, modular homes, single-family dwellings and summer cottages,

"dwelling unit" means one or more rooms used or intended for domestic use of one or more individuals living as a single housekeeping unit with cooking and toilet facilities,

The main use must be established before an accessory building can be built. All accessory buildings must be associated and consistent with, as well as ancillary and subordinate to, the main building already existing on the parcel.

Kind Regards

Dean Lewis

Senior Development Officer

Department of Housing, Land and Communities (HLC)

Province of PEI.

41 Wood Islands Road

Phone: [\(902\) 838-0650](tel:(902)838-0650)

Fax: [\(902\) 838-0696](tel:(902)838-0696)

Email: dhlewis@gov.pe.ca

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Site assessment and registered septic document.

From Dean Lewis <dhlewis@gov.pe.ca>

Date Mon 2025-11-17 2:42 PM

To david webster <websterd@hotmail.com>

Cc Trevor Eisnor <teisnor@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

David as discussed, please see further confirmation.

Septic

Have you had your site assessment and registered septic documents completed? as discussed, this is the next step. We will need the documents to determine what area of the lot is available for development before we issue the permits.

Single Unit Dwelling

As discussed the main building on the lot must be consistent with the approved use of the lot, in your case, your lot is approved for 1 summer cottage which falls under our definition of Single Unit Dwelling.

"single-unit dwelling" means a building containing one dwelling unit and does not include mobile homes, but does include mini homes, modular homes, single-family dwellings and summer cottages,

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The main use must be established before an accessory building can be built. All accessory buildings must be associated and consistent with, as well as ancillary and subordinate to, the main building already existing on the parcel.

Kind Regards

Dean Lewis

Senior Development Officer

Department of Housing, Land and Communities (HLC)

Province of PEI.

41 Wood Islands Road

Phone: [\(902\) 838-0650](tel:(902)838-0650)

Fax: [\(902\) 838-0696](tel:(902)838-0696)

From: Dean Lewis <dhlewis@gov.pe.ca>

Sent: October 22, 2025 4:02 PM

To: david webster <websterd@hotmail.com>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>

Subject: Re: Webster 835033 Permit Applications

Mr Webster

Your lot is approved for summer cottage use, which is a single unit dwelling. A single unit dwelling is a self-contained housekeeping unit with cooking and toilet facilities. The toilet facilities must be attached to an approved septic system. Please clearly demonstrate how your proposal contains a housekeeping unit with cooking and toilet facilities in one building. The building will need to meet the standard found in the Building Code.

When the dwelling unit is established on the land as the main use, we can then consider accessory buildings such as sheds and gazebos.

Regards

Dean Lewis

From: david webster <websterd@hotmail.com>

Sent: Wednesday, October 22, 2025 3:21 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>

Subject: Re: Webster 835033 Permit Applications

Dean, Cindy and Trevor,

Now that we are into our 6th week since I submitted my applications, I wanted to check on the progress of my applications. Anything I can be doing to help move things along?

Thank you
David

From: Dean Lewis <dhlewis@gov.pe.ca>
Sent: September 26, 2025 10:12 AM
To: david webster <websterd@hotmail.com>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>
Subject: Re: Webster 835033 Permit Applications

David
All the change of status of your development permit means is that we are reviewing the new information you provided. I believe there are still significant challenges with your proposal. We will update you when a decision is made.

Regards

Dean Lewis

From: david webster <websterd@hotmail.com>
Sent: Sunday, September 21, 2025 3:07 PM
To: Cindy MacMillan <cindymacmillan@gov.pe.ca>; Dean Lewis <dhlewis@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>
Subject: Fw: Webster 835033 Permit Applications

Cindy, Dean and Trevor,

Cindy/Dean, I notice on the premit-status-website that the decision has changed to "analysis"- so things seem to be moving forward - thank you.

• Please let me know when I should go ahead and arrange for a PERC (not sure the waiting times to get this done?). .. And let me know of anything else I can do to move this forward.

Trevor, I haven't heard anything from your department? If the process is the same as for development permits, should I be getting a contact soon (and making a payment)? Please let me know what I can do to help move this along.

David

From: david webster <websterd@hotmail.com>

Sent: September 14, 2025 4:23 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>

Subject: Fw: Webster 835033 Permit Applications

Dean, Cindy and Trevor,

Having not had a response to the email question (below), I have gone ahead and written up my development and building applications (attached) for submission.

Dean and Cindy, this will be the indication that I will proceed with adding a primary building (with septic) to the property rather than removing the current buildings.

Dean and Cindy,

I am including 3 development permit applications:

- Application for "accessory building 1" - this is an updated application that would replace the one currently in for your review/approval
- Application for "accessory building 3" - this is a new building, however it would be an update to the earlier development permit that I withdrew for a gazebo - I am hoping that you will use the fee that I have already paid for the gazebo but was never refunded, for this one
- Application for "primary building 4" - this is the new building that will be identified as the primary building for the property (and will have the septic system attached to it)

Trevor, I am including one building permit application:

- You will find a building permit application tied to "building 4" (development permit application above) - this building is the new addition to the property that will become identified as the primary building, and will have the septic attached.

Also, in reviewing every piece of relevant acts and regulations that I could find to answer my previous questions, I have attached an information sheet outlining what I found. This is all related to identifying the minimum requirements for a dwelling on a property zoned for summer cottage use.

I realize in the near future I will need to arrange for a PERC test before getting a septic system in place; however I would appreciate some indication that the plans above will work before I pay for a PERC that may or may not be in the right place if the plan above is not approved.

Awaiting your responses regarding approvals and/or next steps.

Thank you
David Webster
PID 835033

From: david webster <websterd@hotmail.com>

Sent: September 8, 2025 4:08 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>

Subject: Webster 835033 Question to Confirm

Hi everyone,

Further to earlier emails and conversations, regarding our property on Wootten Lane, and before I proceed with all the paperwork, I wanted to ask you to confirm that our proposed plan will meet with your approval (realizing that paperwork, any required inspections, PERC and all those steps are still needed).

We would like to build a new building, to be identified as our primary dwelling unit, approximately 7 feet by 8 feet, that will house our toilet and sink, and will be connected to a new septic system.

Our current accessory building will remain as an accessory building. We may or may not proceed with another accessory building (gazebo-type building) as we had originally hoped.

Once you confirm that this is OK, I can proceed and file appropriate paperwork and proceed through all of the next steps. If this is not OK, please let me know what is missing from this plan.

Thank you
David Webster

FW: Webster 835033 Permit Applications

From Trevor Eisnor <teisnor@gov.pe.ca>

Date Fri 2025-11-07 7:12 PM

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

Cc Dean Lewis <dhlewis@gov.pe.ca>

 1 attachment (127 KB)

Webster Government Response November 2025.pdf;

Jon,

Can you look into this with Dean on Monday, there is no permit application as far as I aware and Dean is not giving him a Development permit for what he built there already without approval.

Thanks

Trevor Eisnor

Building Official

buildingpermits@gov.pe.ca

1-800-370-3977

PEI Department of Housing, Land and Communities

31 Gordon Drive, P.O. Box 2000

Charlottetown, PEI, C1A 7N8

www.PrinceEdwardIsland.ca

From: david webster <websterd@hotmail.com>

Sent: Thursday, November 6, 2025 2:07 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>

Subject: Fw: Webster 835033 Permit Applications

Dean, Cindy and Trevor,

Having had no response to my emails sent on October 23 and November 3, I am again requesting a response to your statement: "when the dwelling unit is established on the land as the main use, we can then consider accessory buildings such as sheds and gazebos." Please clarify, does this mean that the dwelling unit actually needs to be built with septic... before you will consider making a decision (that may be yes or no) for the sheds and gazebo?

Having no response to my emails sent on October 23 and November 3rd regarding your request for more details on my application to build a dwelling unit and my request for more details/direction on what you are requesting, I have developed a document (attached).

This document is the result of my best guess at what you are asking for: information that I have already provided you, linked to information within the NBC, demonstrating that I intend to build to NBC code. As a reminder, our conversations/emails have been about identifying the minimum requirements to have an application for a dwelling unit approved. If there is something more you need, or something different you want, or if there is something you don't agree with, please let me know in detail.

I have to say this seems like a ridiculous amount of work when the actual compliance will be determined by inspectors. It is easy to see why so many people have told me to avoid asking for permits given this work that everyone has to go through.

When you respond next time, I ask that you please consider providing me with enough details about what you need or want so that I don't have to keep guessing.

David Webster

From: david webster <websterd@hotmail.com>

Sent: November 3, 2025 4:26 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Trevor Eisnor <teisnor@gov.pe.ca>

Subject: Re: Webster 835033 Permit Applications

Dean, Cindy and Trevor,

Checking in again to see if you are able to:

- Provide clarification on the details you are asking for - I would assume the inspector would be able to confirm that I built to code - are you asking me to provide some reference to everything I have provided (eg. For the floor joists, if I say 2x6 at 12" o/c, do you want me to reference the span tables?)

TAB
J

Re: Request for Decision Letter

From david webster <websterd@hotmail.com>

Date Mon 2026-02-23 9:27 AM

To Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Cc Eugene Lloyd <EMLLOYD@gov.pe.ca>

Dean,

The approved permit was for the december 1st version submission - I am asking for a decision (denial) letter based on the application as originally submitted in March .

David

From: Dean Lewis <dhlewis@gov.pe.ca>

Sent: February 23, 2026 9:16 AM

To: david webster <websterd@hotmail.com>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Cc: Eugene Lloyd <EMLLOYD@gov.pe.ca>

Subject: Re: Request for Decision Letter

David

The approved permit and supporting documents were emailed to you on January 22, 2026.

Regards

Dean Lewis

From: david webster <websterd@hotmail.com>

Sent: Sunday, February 22, 2026 3:47 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Re: Request for Decision Letter

Dean and Cindy,

Again, I am asking that you issue a Decision Letter for the development application as noted below.

David Webster

From: david webster <websterd@hotmail.com>

Sent: February 13, 2026 2:18 PM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Request for Decision Letter

Dean and Cindy,

I am formally requesting a Decision Letter for the development application I submitted on March 6 2025, and paid on March 10 2025, in its original form (attached).

David Webster

TAB

K

Re: New Development Permit Application

From david webster <websterd@hotmail.com>
Date Wed 2026-04-15 1:49 PM

To Cindy MacMillan <cindymacmillan@gov.pe.ca>; Dean Lewis <dhlewis@gov.pe.ca>

1 attachment (6 MB)

Webster Application April 2026.pdf;

As requested.

From: Cindy MacMillan <cindymacmillan@gov.pe.ca>
Sent: April 15, 2026 11:46 AM

To: david webster <websterd@hotmail.com>; Dean Lewis <dhlewis@gov.pe.ca>
Subject: Re: New Development Permit Application

You will have to do a separate application for the 7 x 8 accessory building.

Cindy MacMillan
Permit Coordinator
Land Division
cindymacmillan@gov.pe.ca
Phone: 902-838-0605

Department of Land and Environment
Government of Prince Edward Island
41 Wood Islands Road
P.O. Box 1500
Montague, PE C0A 1R0
www.princeedwardisland.ca

From: david webster <websterd@hotmail.com>
Sent: Wednesday, April 15, 2026 9:31 AM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Fw: New Development Permit Application

Dean and Cindy,

Since our meeting in May 2025, we have been trying to find out from you what is needed to meet your requirement to have a cottage on the property. This was done through a meeting, many emails and several applications. Now that you and Trevor have finally stated what you expect in a cottage through the approved permits you provided in January 2026, we can now make the decision that we are not able to renovate one of the sheds into a seasonal use dwelling (M2025-0024).

It is worth noting that, with your approved permits, you still don't agree with each other, and there are expectations above the building code requirements - shooting the costs of the required renovations, and the additions of things like piped water supply and the hydro required to operate that system, and other pieces that we still don't know yet pending inspections, well beyond what makes any sense for our wish to have a day-park experience.

In May, you provided us with 2 options - remove the sheds or build a cottage. Over the year we have been advised that there is a third option - to appeal the need to remove the sheds or build a cottage. That is what we are trying to do now. The first time that we have had to make an appeal is with your January approved permit.

However, the way that you have handled the permit process is preventing us from having a clean appeal process. By not providing a decision on the March 2025 permit to have the 2 sheds, and by inserting the december application into the march permit application, we would therefor be appealing the approved permit. In doing so, the appeal could proceed, the arguments would be public to anyone who follows appeals, workload for you and IRAC, however any ruling by IRAC would not address the real issue, and that is the two sheds on the property.

You have a copy of the appeal by now, so you see our many arguments and evidence that we argue would allow us to have the sheds on the property.

We see two possible pathways forward:

- 1) You could provide us with an approved permit, based on the recent application, and based on the merits of the appeal, to allow the two sheds on the property without any other requirements, eliminating the need for an appeal.
- 2) However, at the very least, we are asking for a decision/denial of the recent application to allow the two sheds on the property, so that we can proceed with an IRAC appeal that would allow IRAC to rule on the real issue you have with the two sheds being on the property... expecting IRAC to rule that the sheds must be removed or can be permitted to stay.

David

From: Dean Lewis <dhlewis@gov.pe.ca>
Sent: April 15, 2026 8:36 AM
To: david webster <websterd@hotmail.com>; Cindy MacMillan <cindymacmillan@gov.pe.ca>
Subject: Re: New Development Permit Application

David

Just so I am clear and trying to find a path forward.

You re-applied for a new development permit for the same building we already issued a permit for. Please confirm that you don't intend to proceed with the permit M-2025-0024 to change the use of an existing building to a seasonal use dwelling.

Regards
Dean Lewis

From: Dean Lewis <dhlewis@gov.pe.ca>
Sent: Monday, March 23, 2026 10:28 AM

To: david webster <websterd@hotmail.com>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: Re: New Development Permit Application

Mr Webster

There was a permit issued for this property, and that permit was then appealed. I cant accept any additional applications for this property until the appeal is dealt with.

Regards

Dean Lewis

From: david webster <websterd@hotmail.com>

Sent: Wednesday, March 11, 2026 11:03 AM

To: Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>

Subject: New Development Permit Application

Dean and Cindy,

I am submitting a new development permit application for the two sheds currently on our property, to remain without any additional buildings or services.

Given everything you have said and done to date, I am expecting a decision letter that will be a denial of this application.

Please let me know if I need to send this through the regular landsdivision email, or if you can accept this given that we have been involved in this process for over a year.

David Webster

835033

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Application Status Check

From david webster <websterd@hotmail.com>

Date Tue 2026-05-19 8:51 AM

To Dean Lewis <dhlewis@gov.pe.ca>; Cindy MacMillan <cindymacmillan@gov.pe.ca>; Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca>; Darlene Compton <dcomptonmla@assembly.pe.ca>; Minister LE <MinisterLE@gov.pe.ca>; Eugene Lloyd <EMLLOYD@gov.pe.ca>

Dean and Clndy,

I am asking for an update on our two permit applications.

As you know, the most recent application for the 12x16 shed was submitted to you on March 11; and the application for the 7x8 shed was submitted at your request on April 15.

As you are well aware, this is a continuation of a long unresolved process that began in January 2025 when we applied for a gazebo; and as you are aware we have an appeal with IRAC that is on hold pending your decision on the two shed applications.

Thank you

David Webster
835033

