

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 James and Natasha Kelly against the August 24, 2026 decision of the Minister of Land and Environment to deny an application to change the use of a Wood Lot Use only to Residential (single unit dwelling) located at PID #924365 in Allen Road, Southwest Lot 16.

RECORD OF DECISION PREPARED BY
THE MINISTER OF LAND AND ENVIRONMENT

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

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

James and Natasha Kelly
26822 Rte 2
Summerside, PE C1N 4J8

Appellants

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12.	Email Correspondence

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1



RECEIVED: August 26, 2026

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 24 day of August, 2026, wherein the Minister/Community Council made a decision to deny Change of Use Application CU-2026-012 for PID 924365 Lot 03-2, Sub. Plan 20959), Allen Road, Southwest Lot 16, requesting approval to change the use of the property from Wood Lot Use only to Residential (Single Unit Dwelling) Use. (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)
 We appeal the Minister's determination that PID 924365 is predominantly wetland and contains insufficient developable area for a Residential (Single Unit Dwelling) Structure. We dispute the extent and boundaries of the wetland and the conclusion that no compliant residential building envelope exists. We also dispute whether the assessment adequately established the wetland boundary and available developable area. We reserve the right to amend these grounds after reviewing the Minister's complete record and obtaining additional evidence.

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)
 We request that the Commission allow the appeal, overturn the Minister's decision denying Change of Use Application CU-2026-012, and approve the change of use of PID 924365 from Wood Lot Use only to Residential (Single Unit Dwelling) Use, subject to any lawful conditions the Commission considers appropriate. Alternatively, we request that the matter be returned to the Minister for reconsideration following a proper determination of the wetland boundary and available developable area.

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

Name(s) of Appellant(s): <u>Natasha Kelly</u> <u>James Kelly</u> Please Print	Signature(s) of Appellant(s): <u>Natasha Kelly</u> <u>James Kelly</u>
Mailing Address: <u>26822 RTE 2</u>	City/Town: <u>Summerside</u>
Province: <u>Prince Edward Island</u>	Postal Code: <u>C1N 4J8</u>
Email Address: <u>Natasha.kelly.pei@gmail.com</u> <u>James.kelly.pei@gmail.com</u>	Telephone: <u>902 303-2973</u>
Dated this <u>25</u> day of <u>August</u> , <u>2026</u> 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

TAB

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Cash - 20959

RECEIVED

RECEIVED

MAR 08 2026

MAR 09 2026

Land Division
OCEANVIEW

Land Division
SUMMERSIDE

Subdivision of Land

And Change of Use Application



Please select the following that applies to your proposal:

- ☐ Subdivide a parcel of land into smaller lots
- ☒ Change the current use of a parcel of land
- ☐ Change the use of an approved subdivision
- ☐ Consolidate multiple lots into one
- ☐ Appendage to a parcel/lot

PAID

MAR 12 2026

Amount
Receipt

\$110.00
#12503

Office Use Only	
Sub. Case File #:	
Permit #:	
PID #:	
Permit Fee:	\$110.00
Received:	
PIC Reviewed:	☒ Mar 11/26 DMV

Property Information:

Property Tax Number: 924365	Community Name: Southwest Lot 16
Civic Address Number:	Street Name: Allen Road
Route No: Rte 122	Lot Number— if applicable:

Property Owner Information:

Full Legal Name: James Arthur Kelly & Natasha Dawn Kelly		
Company Name:		
Street Address: 26822 Rte 2		
Community: Summerside	Province: PE	Postal Code: C1N 4J8
Email: Natashakellypei@gmail.com	Phone: 902-303-2973	

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: _____

Proposed use of the land:

Proposed use: Residential (Single Unit Dwelling)

CU-2026-012

A. SUBDIVISION OF LAND SECTION:

How many lots are you looking to create? N/A

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

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

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

How will the proposed subdivision receive sewer service?

☒ New on-site septic ☐ Existing on-site system☐ Municipal wastewater treatment ☐ Private Central Wastewater Treatment

How will the proposed subdivision receive its water supply?

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

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

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

B. CHANGE OF USE SECTION:

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

☒ Yes ☐ No

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

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

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

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

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

- What will be the hours of operation?_____

- How many staff are you intending on having at this location? _____

- Will there be onsite parking for staff? ☐ Yes ☐ No ☐ N/A

- Will there be shipping and/or receiving operations? ☐ Yes ☐ No ☐ N/A

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

--

Declaration

I, James & Natasha Kelly 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.

James Kelly
Natasha Kelly

Date: _____

Date: _____

Date: _____

Applicant: _____

Date: _____

Submit Applications to a Land Division office located at:

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

Office Use only

SUBDIVISION AND CHANGE OF USE FEES

Subdivision of Land (\$110 for the first lot)..... = _____

Additional Lots (\$55 for each additional lot)..... = _____

Change of Use (\$110 for the first lot)..... = _____

Change of Use for Additional Lots (\$55 for each additional lot)..... = _____

Total..... = _____

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

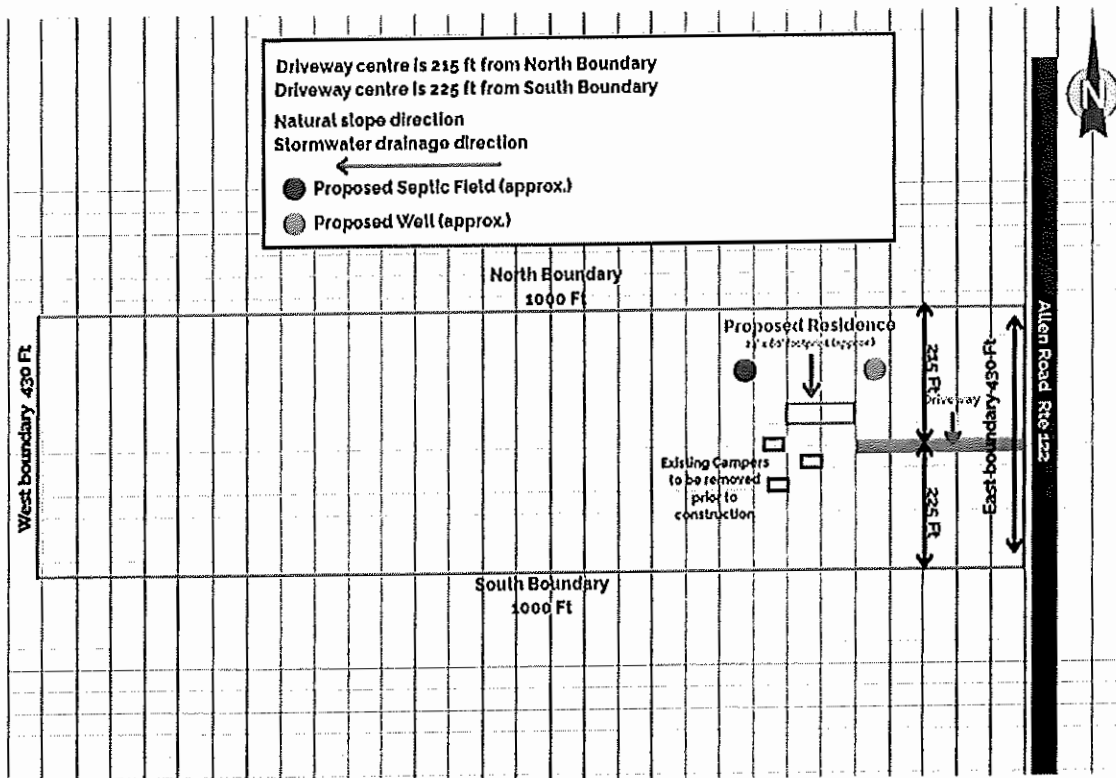
Disclaimer: This application may be transferred to the subject municipality for processing if jurisdictional planning areas change from the Province to the municipality.

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

Pursuant to the Planning Act

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

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



Scale: 1 square = 35 feet

Natasha Kelly Jones
Property Owner's Signature or Applicant

Date

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TAB

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PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: James & Natasha Kelly

LOCATION: Allen Rd, Southwest Lot 16

SUBDIVISION CASE # C4-2024-012-

DEVELOPMENT PERMIT # _____

PROPERTY # 924365

DATE OF INSPECTION _____

PIC Reviewed: Mar 11/26 DMK

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: na
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 Forestry Proposed land use Residential
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 # 20959 Lot # 03-2 Approved Use Woodlot
10. Is a Coastal Hazard Assessment required? ☐ No ☐ Yes ☐ N/A
Average Erosion Rate _____ Calculated Setback Distance _____

11. Reference Cases:

20959

Section 3 – Soil & Septic Information - ENVIRO

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

* No Assessment performed yet.

Section 4 – Road Information - DTI MAP

- a) Name of highway Allen Rd Route # 122
- b) Highway classification ☐ Arterial ☐ Arterial 2 ☐ Seasonal ☒ Collector
☐ C1 ☐ C2 ☐ C3 ☐ Subdivision
☐ Heritage ☐ Private ☐ Infilling ☐ Other: _____
- c) Is an EWP required? (Seasonal/Arterial) ☒ No ☐ Yes
- d) Is the proposal to access a new private road? ☐ No ☐ Yes
 - a. If yes: Has the road name been approved by 911? ☐ No ☐ Yes
 - i. Road Name: _____
- e) # of lots approved of private road since 2009? _____
 - a. If over 5 lots – Road upgrade may be required.
- f) Highway access (culvert) ☐ new culvert required ☐ existing entrance
☐ relocate existing entrance

Notes:

Section 5 – Building Information

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

Section 6 – Comments

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

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

property (entire) deemed wetland -
- NO DEVELOPMENT SPACE AVAILABLE -
- RECOMMEND DENIAL -

ELM ALSO PROCEEDING
w/ ENFORCEMENT MEASURES
RESULTING FROM FILL
ALREADY PLACED ON SITE.

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:

Change of use - forestry to residential
- case 20959

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:

Section 5(1) ÷ 39-(5) · 3(2)a · ÷ 31(1)(d)


Officer

03-24-24
Date



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: James & Natasha Kelly

LOCATION: Allen Rd, Southwest Lot 16

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DEVELOPMENT PERMIT # _____

PROPERTY # 924365

DATE OF INSPECTION _____

PIC Reviewed: Mar 11/24 DMK

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3. Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes – Municipality: _____
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- c) If multi-lot subdivision, has an SSA been submitted for each lot? ☐ No ☐ Yes ☐ N/A
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☐ relocate existing entrance

Notes:

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- b) Will a variance be required? ☐ No ☐ Yes

Section 6 – Comments

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

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

property (entire) deemed wetland.
- NO DEVELOPMENT SPACE AVAILABLE.
- RECOMMEND DENIAL.

ELM ALSO PROCEEDING
w/ ENFORCEMENT MEASURES
RESULTING FROM FILL
ALARMING PLACES ON SITE.

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- a) Does the proposal exceed 2 lots since 1993?
a. If yes, has the proposal been circulated to the Hyd.
- b) Does the proposal exceed 5 lots since 1993?
a. If yes, there may be requirements for incremental.
- c) Is a survey plan required?
- d) Will this plan supersede or supplement a previously approved

Notes:

Change of use - forestry to residential
- case 20959

WOODLOT → RESIDENTIAL.
PID 924365.
PREVIOUSLY APPROVED?
- LOT 03-2. SUBPLAN 20959.

- ELM NEEDED

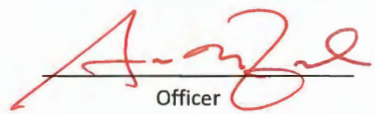
HIGHWAY

→ SENT 04.28.26.

Section 7 – Decision and Sign Off

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

SECTION 5(A) ÷ 39.(5). 3(2)a. ÷ 31(1)(d)


Officer

03-24-26.
Date

TAB

4

August 24, 2026

James Arthur & Natasha Dawn Kelly
26822 Route 2
Summerside, PE
C1N 4J8

Dear Applicant:

Re: Change of Use Application CU-2026-012 – PID #924365, Allen Road, Southwest Lot 16

The Department of Land & Environment has completed the evaluation of your change of use application that you submitted March 12th, 2026, requesting approval to change the use of PID 924365 (Lot 03-2, Sub.Plan 20959) from Wood Lot Use only to Residential (Single Unit Dwelling) Use, located on the Allen Road in Southwest Lot 16.

A. Decision

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

Pursuant to sections 3(2)(a), 5(a) and 39(5)(c) of the *Planning Act* Subdivision and Development Regulations, **the above noted application is Denied.** The reasons for this decision are explained in detail below.

B. Reasons

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

3.(2) No development permit shall be issued where a proposed building, structure, or its alteration, repair, location, or use or change of use would:

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

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

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

39. (5) The nearest exterior portion of a building or structure shall be located no closer than (c) 75 feet (22.9 metres) to the inland boundary of a wetland or watercourse.

PID 924365 was originally approved as Lot 03-2 via Sub.Plan 20959 for Wood Lot Use only on August 26th, 2003. The application proposes to change the use of PID 924365 (Lot 03-2, Sub.Plan 20959) from Wood Lot Use only to Residential (Single Unit Dwelling) Use and ultimately place a Residential (Single Unit Dwelling) Structure on the subject parcel. The Environmental Land Management (ELM) Division with the Department of Land & Environment concluded the following: “Our review and site visit on July 14, 2026, confirm the presence of wetland and insufficient developable area exists outside the buffer zone and additional setbacks. The majority of this site, excluding the driveway access and pad was confirmed to be wetland. This application should be denied due to the lack of developable area.”

Section 5.(a) of the **Planning Act Subdivision and Development Regulations** indicates that no approval shall be given pursuant to these regulations until such time as approval (if required) is received for an Environmental Assessment under the Environmental Protection Act.

Additionally, as stated in Section 39. (5)(c) of the **Planning Act Subdivision and Development Regulations**, a building must be located no closer than 75 feet from the inland boundary of a wetland and no development is permitted within the 60ft buffer zone. As this property has been deemed predominately wetland and subsequent buffer zone, there would be no possibility of achieving the required setbacks for a Residential (Single Unit Dwelling) Structure.

For more information on the wetland, the delineation and subsequent buffer zone, you may contact Chad Quigley Environmental Officer with Environmental Land Management Division (ELM) of the Department of Land & Environment at cquigley@gov.pe.ca or 902-368-5044.

C. Right of Appeal

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

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

If you have any questions in regards to this decision, contact me at (902) 213-4890 or smacfarlane@gov.pe.ca.

Sincerely,



Shawn MacFarlane
Senior Development Officer

TAB

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THIS INDENTURE made on the 6 day of February, 2026.

IN PURSUANCE OF THE ENACTMENTS RESPECTING SHORT FORMS OF INDENTURES:

BETWEEN:

JASON DUGUAY of Summerside, Province of Prince Edward Island

(hereinafter called the "Grantor")

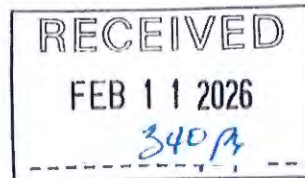
OF THE ONE PART;

AND:

NATASHA KELLY of Summerside, Province of Prince Edward Island, JAMES KELLY of Summerside, Province of Prince Edward Island as Joint Tenants and not as Tenants-in-Common

(hereinafter called the "Grantees")

OF THE OTHER PART.



DEED OF CONVEYANCE

NOW WITNESSETH that in consideration of One Dollar (\$1.00) of lawful money of Canada now paid by the Grantees to the Grantor (the receipt whereof is hereby by acknowledged), the said Grantor doth grant unto the Grantees, their heirs and assigns forever, all and singular the lands following, that is to say:

ALL THAT PARCEL OF LAND situate, lying and being more particularly described in Schedule "A" annexed hereto;

TOGETHER WITH all the rights, privileges, easements, advantages and appurtenances to the said lands belonging or appertaining or thereunto now or heretofore holden, used, occupied or enjoyed; TO HAVE AND TO HOLD the said lands and premises with their appurtenances unto and to the use of the Grantees, their heirs and assigns forever. (1) The said Grantor covenants with the said Grantees. (2) That they have the right to convey the said lands to the said Grantees notwithstanding any act of the said Grantor. (3) AND

that the said Grantees shall have quiet possession of the said lands. (4) Free from all encumbrances. (5) AND the said Grantor covenants with the said Grantees that they will execute such further assurances of the said lands as may be requisite. (6) AND the said Grantor covenants with the said Grantees that they have done no act to encumber the said lands. (7) AND the said Grantor releases to the said Grantees all their claims upon the said lands. (8) The Grantor does hereby further certify that this conveyance of property described in Schedule "A" hereto annexed is an exempt supply of property as provided in Part I of Schedule V of the Excise Tax Act (Canada).

IN WITNESS WHEREOF the said Grantor has hereunto set their hand on the day and year first above written.

Signed, Sealed, and Delivered in the presence of:


A Commissioner for Deeds


JASON DUGUAY



TAB

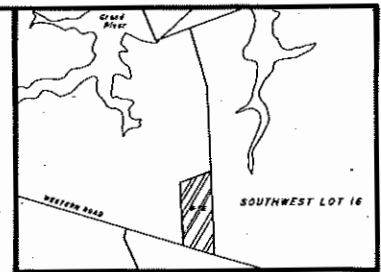
6

DEPARTMENT OF COMMUNITY & CULTURAL AFFAIRS
RECORD COPY
 NOT TO BE TAKEN AWAY

PROPERTY NOW OR FORMERLY
 OF
 DAVID JOHN WEDGE
 Liber 153 Folio 159
 (61390)

APPROVED
 AUG 26 2003

Dept. of Community & Cultural Affairs
 PW: *[Signature]*



SITE PLAN FROM 1:50,000 N.T.S. SHEETS
 SUMMERSIDE 11/5

Lots 03-1 - 03-5 for wood lot use only.

Subject to: Access to Lot #03-5 is
 restricted to the Allan Road, Route # 122.

LOT 03-1 - Superseded by Order 44246A

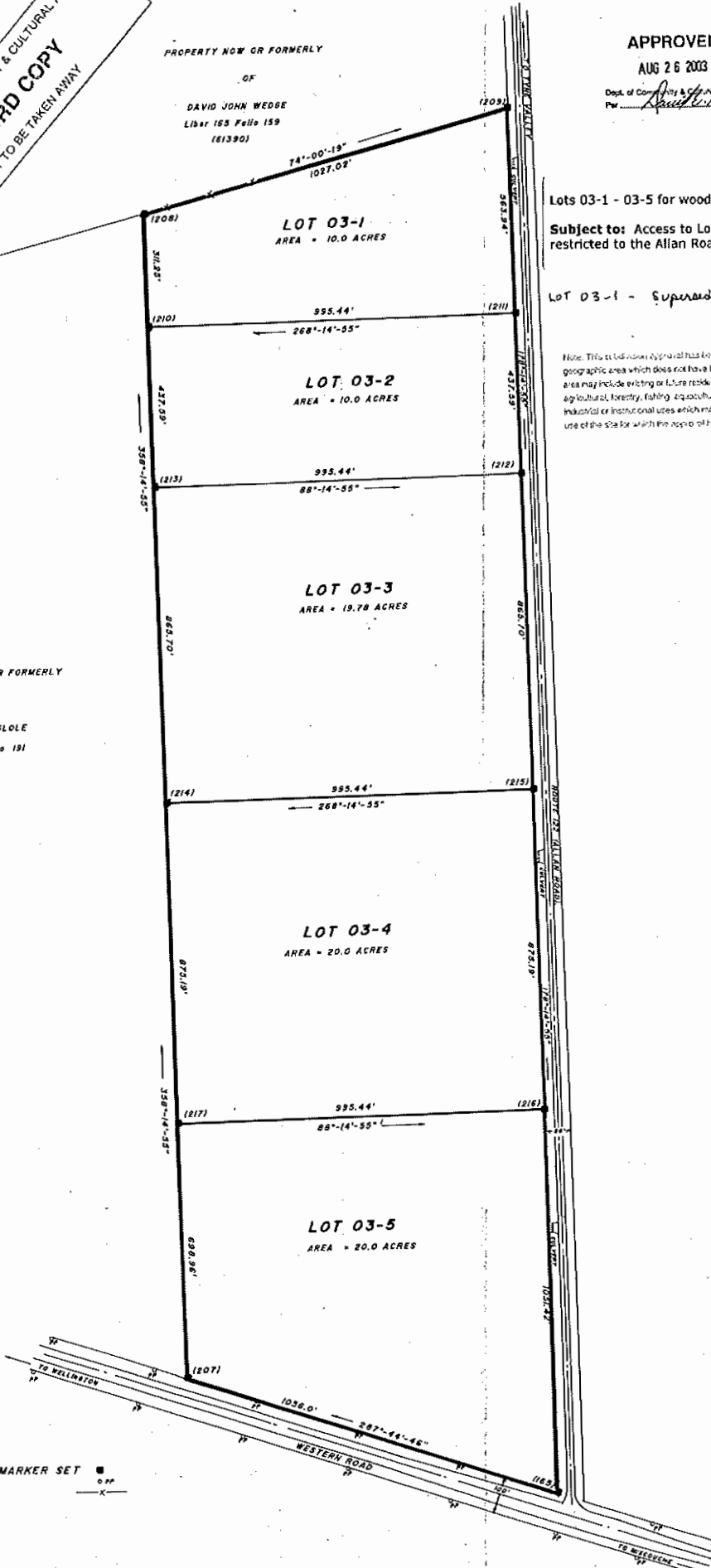
Note: This subdivision approval has been issued for a
 geographic area which does not have land zoning. The
 area may include existing or future residential, commercial,
 agricultural, forestry, fishing, aquaculture, tourism,
 industrial or institutional uses which may influence the
 use of the site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

CO-ORDINATES BASED ON P.E.I. DOUBLE STEREO-
 GRAPHIC PROJECTION SYSTEM, MAD27 DATUM.

P.E.I. GRID CO-ORDINATES IN FEET		
STA	EAST	NORTH
185	264644.35	407951.31
207	263639.60	408273.15
208	263541.14	411460.38
209	264528.40	411743.37
210	263550.65	411149.27
211	264545.63	411179.70
212	264559.01	410742.31
213	263554.03	410711.85
214	263590.49	409846.59
215	264585.47	409877.01
216	264612.22	409002.24
217	263617.24	408971.81
1396	264482.90	415375.01
3903	264546.84	411604.51

NOTE:
 THIS SURVEY IS REFERENCED TO P.E.I. GRID
 MONUMENT NOS. 1396 & 3903.

PROPERTY NOW OR FORMERLY
 OF
 IVAN W. BAGLOLE
 Liber 192 Folio 191
 (61416)



LEGEND
 LEGAL SURVEY MARKER SET
 POWER POLE
 FENCE LINE

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

[Signature]
 A.L.J. Wright
 Surveyor

GULF SURVEYS LTD.

134 Longworth Avenue
 Charlottetown
 Prince Edward Island
 C1A 5B3
 Telephone 902-566-1261
 Facsimile 902-566-9275
 gulf.surveys@pei.abn.com

PLAN OF SURVEY SHOWING SUBDIVISION OF PROPERTY OF

**BAYFIELD BIGELOW, NORMAN BIGELOW,
 RONNIE BIGELOW, MAURICE BIGELOW &
 ENSOR BIGELOW**

Liber 763 - Folio 15
 (61408)

SOUTHWEST LOT 16 LOT 16 PRINCE CO.

SCALE 1" = 200'

20959

DWG. NO. 036456

DATE: NOVEMBER 21, 2003

TAB 7





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):

924365

No match found!

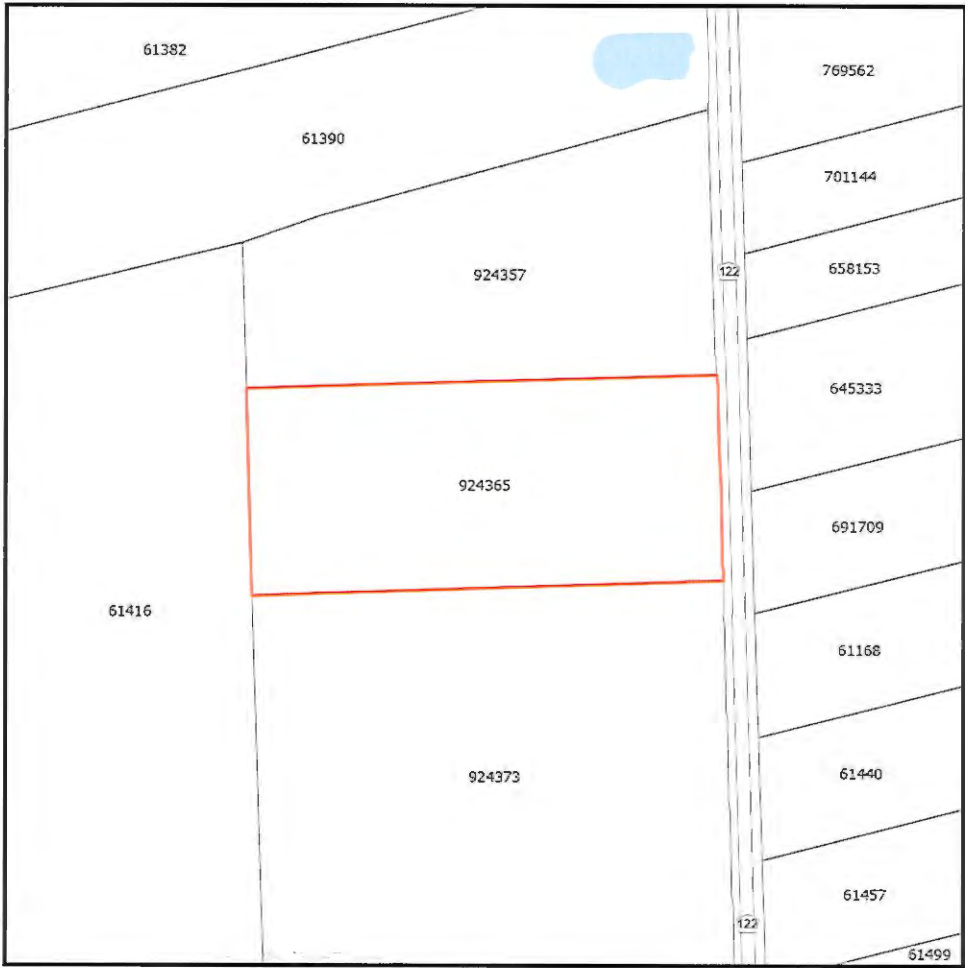
TAB

9

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
924365	N/A	11L051E1	SOUTHWEST LOT 16	JASON DOUGAY 29 LINKLETTER ESTATES SUMMERSIDE PE C1N 4B2
School District:	1063			
Work Unit:	1063			
Lot/Township #:	16			
School Unit #:	2			

Parcel & Lease	Acreage	Assessment Values (2026)	Taxable	Designated Taxpayer & Mailing Address
Account Status:	A	Commercial: \$0.00	\$0.00	JASON DOUGAY
Farm Quality:	N	Non-Commercial: \$1,400.00	\$1,400.00	SUMMERSIDE PE
Municipality:	Miscouche	Residential: \$0.00	\$0.00	C1N 4B2
Region Number:	4	Farm: \$0.00	\$0.00	Dates
Assessor:	MACKAY PAUL	Buildings		Last Inspection:
% in Municip:	100	Line No: Building Type:		Last Owner Chg: 19-JUN-20
Spec Prop Code:				Initially Filed: 04-FEB-04
MHI Number:				Dormant:
Owner ID Code:				
Ownership Code:	A01			
Tax Exempt Code:				

Map



Parcel

924365

Original Parcel Number

N/A

Property Location

--

Owner Name

JASON DOUGAY

Acreage

10.0

30
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
924365	N/A	11L051E1	SOUTHWEST LOT 16	JASON DOUGAY 29 LINKLETTER ESTATES SUMMERSIDE PE C1N 4B2

DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber/Book	Folio/Page	Consideration
2026	DEED	11	635	3550		\$30,000.00
2020	DEED	11	4562	3398		
2020	DEED	11	2068	3384		\$14,900.00
2004	DEED	11	346	889	18	\$0.00

SURVEY PLANS

Parcel Number	Plan
924365	N7 20959
924365	N8 5541

TAB 10

FOR UPDATE AFTER WE HAD
A CHANCE TO DISCUSS THE
SITUATION / FILE WITH EUGENE.

08/12/26 RECEIVED EMAIL FROM E-LOOP
ASKING FOR FILES TO BE
SCANNED TO HIA (REQ FOR) (AGOVE)
FOR FURTHER REVIEW.

08/12/26 3:35 PM. RETURNED A CALL TO
E. IRVING RE: DEV PERMITS ON
PID 82354 - INDICATED THAT
FILES WERE SENT TO MANAGEMENT
FOR FURTHER REVIEW →

2

" INFORMED HER THAT WE ARE
AWAITING THAT REVIEW BEFORE
WE CAN FINALIZE OF EVAL. OF APPR-
SHE IS GOING TO CHECK BACK W/
ME ON FRIDAY (14th).

08/19/26. DURING OUTSTANDING SUBDIVISION
FILE MEETING W/ SDO's, EUGENE, KIM
- WAS GIVEN DIRECTION THAT WE
PROCEED W/ THE DENIAL OF
CON FOR KELLY'S ON ALLEN ROAD
W/ SECTION 5 OF PASDR. ELM
TO BE PROVIDE FORMAL COMMENTS
INDICATING WHOLE PPTY BEING
VETLONO.

3

08-24-20 - AC: CU-2026-012 Kelly

COU - PID 924365 - CALLED

NATASHA @ 2:30 pm - INDICATED

THAT BASED ON COMMENTS FROM

ELM - WE WOULD BE DENYING THE

APP - SHE ASKED ABOUT APPEALING

- INFORMED HER THAT THERE WOULD

BE INFORMATION ON THE LETTER

THAT WILL BE SENT OUT BY END

OF DAY - APOLOGIZED FOR HAVING

TO DELIVER BAD NEWS.

- SHE MENTIONED THAT SHE BOUGHT

PARTY PROPERTY DUE TO THERE

BEING NO PROTECTED FEATURES ON

THE ONLINE MAPPING.

4

5

TAB

11

Kelly, Southwest Lot 16, PID # 924365, Case-20959 - COM

From Chad Quigley <cquigley@gov.pe.ca>
Date Wed 8/12/2026 11:21 AM
To Shawn MacFarlane <smacfarlane@gov.pe.ca>
Cc Dale Thompson <DETHOMPSON@gov.pe.ca>

 1 attachment (268 KB)

Kelly, Southwest Lot 16, PID # 924365, Case - 20959 - COM.pdf;

Good morning Shawn,

Attached is the inter-office memo for the above-mentioned file. The property was all wetland, excluding the infill for the driveway and pad that was already in place. The pad would be completely encompassed by buffer zone, so the lot would not contain any developable area.

If you have any questions, please reach out at any time to discuss.

Best regards,

Chad Quigley
Watercourse and Wetland Alteration Technician
Department of Land and Environment
11 Kent St., PO Box 2000
Charlottetown, PE C1A 7N8
Phone (902) 213-0892

INTEROFFICE MEMORANDUM

To: Shawn MacFarlane, Senior Development Officer
From: Chad Quigley, Environment Officer
Subject: **Case- 20959 – Kelly, Southwest Lot 16, PID # 924365**
Date: August 12, 2026

The Environmental Land Management (ELM) Section has reviewed the above noted Subdivision of Land and Change of Use Application dated March 12, 2026. We understand that the applicant proposes to change use from forestry to a residential single unit dwelling.

Based on our understanding of the information provided, a desktop assessment (using provincial GIS mapping) and a site inspection, the ELM Section offers the following comments, which will replace any comments provided previously:

1. Our review and site visit on July 14, 2026, confirm the presence of wetland and insufficient developable area exists outside the buffer zone and additional setbacks. The majority of this site, excluding the driveway access and pad was confirmed to be wetland. This application should be denied due to the lack of developable area.

Unless indicated otherwise, these comments are provided exclusively with regards to the presence of protected environmental features (watercourses, wetlands, buffer zones and sand dunes) which may impact upon and/or be impacted by a proposed development, subdivision and/or change of use. Thank you for submitting the application for review; if you require clarification on the above feel free to contact me.

TAB

12



Outlook

Change of Use - PID 924365 - Southwest Lot 16

From Shawn MacFarlane <smacfarlane@gov.pe.ca>

Date Wed 4/29/2026 2:01 PM

To Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>

Cc Dale Thompson <DETHOMPSON@gov.pe.ca>; Trevor Paynter <TAPAYNTER@gov.pe.ca>

 1 attachment (2 MB)

CU-2026-012.pdf;

Attached is an application to change the use of PID 924365 in Southwest Lot 16 on the Allen Road. The lot was originally approved as Lot 03-2 via Sub.Plan 20959 for Wood Lot Use. The applicant wishes to change the use of this parcel to Residential (Single Unit Dwelling) Use.

Please review and provide any comments your offices may have.

Let me know if you have any questions or need any additional information.

Thanks,
Shawn

Re: CU-2026-012

From Eugene Lloyd <EMLLOYD@gov.pe.ca>
Date Mon 8/10/2026 2:26 PM
To Shawn MacFarlane <smacfarlane@gov.pe.ca>

Great, thanks for the update.

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: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Sent: Monday, August 10, 2026 2:20 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Subject: Re: CU-2026-012

Nothing back from ELM yet - the applicant had reached out last week and was frustrated with how long things were taking.

Dale did email me asking if there was a development permit issued for this yet - to which I responded - nothing back yet though - email attached.

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Monday, August 10, 2026 2:18 PM
To: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: CU-2026-012

Case: CU-2026-012

Any updates on this? Dale said he would be out on July 13th?

Thanks

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

Re: Kelly, Southwest Lot 16, PID # 924365, Case-20959 - COM

From Kim Munro <kimamunro@gov.pe.ca>
Date Mon 8/24/2026 8:51 AM
To Dale Thompson <DETHOMPSON@gov.pe.ca>
Cc Shawn MacFarlane <smacfarlane@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>

Thanks!

Kim Munro, MBA
Director
Planning and Development Division
Email: kimamunro@gov.pe.ca
Cell: 902-218-4364

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

From: Dale Thompson <DETHOMPSON@gov.pe.ca>
Sent: Monday, August 24, 2026 7:53 AM
To: Kim Munro <kimamunro@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>
Subject: RE: Kelly, Southwest Lot 16, PID # 924365, Case-20959 - COM

Hi Kim,
We have nothing else to add,
Tks, Dale

From: Kim Munro <kimamunro@gov.pe.ca>
Sent: Thursday, August 20, 2026 1:19 PM
To: Greg Wilson <GBWILSON@gov.pe.ca>; Dale Thompson <DETHOMPSON@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: Fw: Kelly, Southwest Lot 16, PID # 924365, Case-20959 - COM

Good Afternoon,

Following up on our discussion yesterday regarding the property in Southwest Lot 16. Shawn is looking to send out the denial as he is off a few days next week. Other than including Chad's contact information, was there any other information or wording you wanted Shawn to include in his denial letter?

Thanks.

Kim Munro, MBA

Director

Planning and Development Division

Email: kimamunro@gov.pe.ca

Cell: 902-218-4364

PEI Department of Land and Environment

Government of Prince Edward Island

31 Gordon Drive

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

From: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Sent: Thursday, August 20, 2026 1:02 PM

To: Kim Munro <kimamunro@gov.pe.ca>

Subject: Fw: Kelly, Southwest Lot 16, PID # 924365, Case-20959 - COM

Shawn MacFarlane

Senior Development Officer

Land Division – Development Control Section

Department of Land & Environment

120 Heather Moyse Drive

Summerside PE | C1N 5Y8 Canada

Phone (902) 432-2559 | Fax (902) 888-8059

smacfarlane@gov.pe.ca | www.princeedwardisland.ca



Please consider the environment before printing this e-mail.

From: Chad Quigley <cquigley@gov.pe.ca>

Sent: Wednesday, August 12, 2026 11:20 AM

To: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Cc: Dale Thompson <DETHOMPSON@gov.pe.ca>

Subject: Kelly, Southwest Lot 16, PID # 924365, Case-20959 - COM

Good morning Shawn,

Attached is the inter-office memo for the above-mentioned file. The property was all wetland, excluding the infill for the driveway and pad that was already in place. The pad would be completely encompassed by buffer zone, so the lot would not contain any developable area.

If you have any questions, please reach out at any time to discuss.

Best regards,

Chad Quigley

Watercourse and Wetland Alteration Technician

Department of Land and Environment

11 Kent St., PO Box 2000

Charlottetown, PE C1A 7N8

Phone (902) 213-0892

Re: Timeline on development Permit

From Shawn MacFarlane <smacfarlane@gov.pe.ca>

Date Wed 7/8/2026 2:26 PM

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

Thanks.

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

Sent: Wednesday, July 8, 2026 2:25 PM

To: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Subject: Re: Timeline on development Permit

I just talked with Dale and they're going out next week!

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: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Sent: Wednesday, July 8, 2026 2:03 PM

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

Subject: Re: Timeline on development Permit

Hey Eugene,

Still have not received any comments from ELM. I sent them an email today looking for an update.

I will keep you posted.

Thanks,

Shawn

Shawn MacFarlane

Senior Development Officer
Land Division – Development Control Section
Department of Land & Environment
120 Heather Moyse Drive
Summerside PE | C1N 5Y8 Canada
Phone (902) 432-2559 | Fax (902) 888-8059
smacfarlane@gov.pe.ca | www.princeedwardisland.ca



Please consider the environment before printing this e-mail.

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Wednesday, July 8, 2026 1:11 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: Re: Timeline on development Permit

I will look into this and get back to you

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: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Wednesday, July 8, 2026 11:00 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: RE: Timeline on development Permit

Hi Eugene,

MLA Hilton MacLennan just called to follow up on this again. He is wondering if he can get an idea of how long this will take / when they constituent can expect to hear back on their permit and next steps.

Kind Regards,

Emily-Kate Koughan (she/her)

Executive Administrative Assistant to the Minister and Deputy Minister

ekkoughan@gov.pe.ca

Phone: 902-620-3646

Department of Land and Environment

Government of Prince Edward Island

4th floor, Jones Building

11 Kent Street

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

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message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it immediately and notify us by telephone. Thank you.

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

Sent: Tuesday, June 30, 2026 1:21 PM

To: Emily Koughan <ekkoughan@gov.pe.ca>

Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Subject: Re: Timeline on development Permit

Good afternoon,

The Development Officer assigned to this file is off today but from what I can tell in our database, they are awaiting a wetland delineation from the Environmental Land Management section of our Department. It was sent to them on April 29th, 2026.

Once we receive that information, we can continue to process the application and advise the client on next steps.

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: Emily Koughan <ekkoughan@gov.pe.ca>

Sent: Tuesday, June 30, 2026 1:09 PM

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

Subject: Timeline on development Permit

Hi Eugene,

We just received a call from MLA Hilton MacLennan with an inquiry from a constituent regarding PID 924365. I'm told that they applied for the development permit on March 9th and paid for it on March 11th but haven't heard much since. They would like to start arranging perc tests so are wondering what the timeline for the permit might be.

If you can provide some information for me to pass along to Mr MacLennan, I would appreciate it!

Kind Regards,

Emily-Kate Koughan (she/her)

Executive Administrative Assistant to the Minister and Deputy Minister

ekkoughan@gov.pe.ca

Phone: 902-620-3646

Department of Land and Environment

Government of Prince Edward Island

4th floor, Jones Building

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Charlottetown, PE C1A 7N8

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message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it immediately and notify us by telephone. Thank you.

Re: CU-2026-012

From Shawn MacFarlane <smacfarlane@gov.pe.ca>
Date Mon 8/10/2026 2:20 PM
To Eugene Lloyd <EMLLOYD@gov.pe.ca>

 1 attachment (12 KB)

Re Change of Use - - PID 924365 - Southwest Lot 16.eml;

Nothing back from ELM yet - the applicant had reached out last week and was frustrated with how long things were taking.

Dale did email me asking if there was a development permit issued for this yet - to which I responded - nothing back yet though - email attached.

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Monday, August 10, 2026 2:18 PM
To: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: CU-2026-012

PID: 924365 - Allen Road - RTE 122
Case: CU-2026-012

Any updates on this? Dale said he would be out on July 13th?

Thanks

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

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Subject: CU-2026-012

PID: 924365 - Allen Road - RTE 122
Case: CU-2026-012

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Eugene Lloyd
Manager of Development Control
emlloyd@gov.pe.ca
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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

Fw: Timeline on development Permit

From Eugene Lloyd <EMLLOYD@gov.pe.ca>
Date Wed 8/12/2026 8:30 AM
To Shawn MacFarlane <smacfarlane@gov.pe.ca>

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: Dale Thompson <DETHOMPSON@gov.pe.ca>
Sent: Wednesday, August 12, 2026 8:29 AM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Cc: Eugene Lloyd <EMLLOYD@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>; Chad Quigley <cquigley@gov.pe.ca>
Subject: RE: Timeline on development Permit

Hi Emily,

There are issues with garbage/debris in the wetland and/or buffer zone here; there will be a letter going out to the landowner(s) soon outlining requirements for cleanup and proper disposal. Our comments to Land will be delayed until the requirements of the letter have been met.

Tks, Dale

From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Monday, August 10, 2026 10:57 AM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>
Subject: RE: Timeline on development Permit

Good morning, Dale,

Following up on PID 924365. I believe the inspection was going to happen July 14th but the property owners haven't heard anything back. Do you know where this stands?

Kind Regards,
Emily

From: Emily Koughan
Sent: Monday, July 13, 2026 3:37 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>
Subject: RE: Timeline on development Permit

Ok – understood. Thanks!

From: Dale Thompson <DETHOMPSON@gov.pe.ca>
Sent: Monday, July 13, 2026 3:37 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Subject: RE: Timeline on development Permit

Depends upon what staff see; moving forward is not a given,
Dale

From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Monday, July 13, 2026 3:07 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>
Subject: RE: Timeline on development Permit

Great – I'll let them know the inspection should happen this week.. assuming weather conditions allow for it!

Do you know how long after the inspection happens that Eugene will have what they need to move things forward?

Tks,
EK

From: Dale Thompson <DETHOMPSON@gov.pe.ca>
Sent: Monday, July 13, 2026 3:04 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Subject: RE: Timeline on development Permit

The plan is to do the inspection of the property tomorrow,
Tks, Dale

From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Monday, July 13, 2026 3:00 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>
Subject: RE: Timeline on development Permit

Thanks, Dale.

Do you mean they plan to look at the evaluation, or just look into the property to get an ETA? If they are just looking into the file itself, I won't pass along an update but if they are doing their wetland evaluation tomorrow, I would provide an update to the MLA.

Kind Regards,

Emily

From: Dale Thompson <DETHOMPSON@gov.pe.ca>
Sent: Monday, July 13, 2026 2:54 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Subject: RE: Timeline on development Permit

Hi Emily,
Staff plan to look at this one tomorrow,
Tks, Dale

Dale Thompson
Environmental Assessment Officer
PEI Department of Land and Environment
(902)368-5049

From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Monday, July 13, 2026 1:48 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>
Subject: FW: Timeline on development Permit

Hi Dale,

Wondering if you're able to provide an approximate timeline for the inquiry below in Italics. The entire email thread with Eugene is below and he hasn't been able to get a timeline. The latest update from Eugene was: Still waiting on the wetland evaluation from the ELM section of the Department. I reached out in July 8th and they hadn't been out at that time yet. Not much we can do on our end until we receive that evaluation.

We just received a call from MLA Hilton MacLennan with an inquiry from a constituent regarding PID 924365. I'm told that they applied for the development permit on March 9th and paid for it on March 11th but haven't heard much since. They would like to start arranging perc tests so are wondering what the timeline for the permit might be.

If you can provide some information for me to pass along to Mr MacLennan, I would appreciate it!

MLA Hilton MacLennan was told about the wetland evaluation but has since called back asking for a timeline – are you able to get a timeline on this?

Much Appreciated,
Emily

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Monday, July 13, 2026 1:35 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Kim Munro <kimamunro@gov.pe.ca>
Subject: Re: Timeline on development Permit

Will do. You could also reach out to Dale Thompson or Greg Wilson for more on the timeline!

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: Emily Koughan <ekkoughan@gov.pe.ca>

Sent: Monday, July 13, 2026 1:25 PM

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

Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Kim Munro <kimamunro@gov.pe.ca>

Subject: RE: Timeline on development Permit

Hi Eugene,

If you hear from them, even on a timeline (ie: they can't get there until August), can you let me know? MLA Hilton MacLennan is following up with our office regularly.

Much appreciated,
Emily

Emily-Kate Koughan (she/her)

Executive Administrative Assistant to the Minister and Deputy Minister

ekkoughan@gov.pe.ca

Phone: 902-620-3646

Department of Land and Environment

Government of Prince Edward Island

4th floor, Jones Building

11 Kent Street

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

Sent: Monday, July 13, 2026 1:22 PM

To: Emily Koughan <ekkoughan@gov.pe.ca>

Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Kim Munro <kimamunro@gov.pe.ca>

Subject: Re: Timeline on development Permit

Good afternoon,

Still waiting on the wetland evaluation from the ELM section of the Department. I reached out in July 8th and they hadn't been out at that time yet. Not much we can do on our end until we receive that evaluation.

Thank you

Eugene Lloyd

Manager of Development Control

emlloyd@gov.pe.ca

Phone: 902-368-4465

Fax: 902-368-5526

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P.O. Box 2000

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www.PrinceEdwardIsland.ca

From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Monday, July 13, 2026 1:02 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: RE: Timeline on development Permit

Hi Eugene,

Just checking on this – not a major rush, but bringing it into this week as I find I forget things the further down they go in emails.

Kind Regards,
Emily

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Wednesday, July 8, 2026 1:11 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: Re: Timeline on development Permit

I will look into this and get back to you

Thank you

Eugene Lloyd

Manager of Development Control

emlloyd@gov.pe.ca

Phone: 902-368-4465

Fax: 902-368-5526

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

From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Wednesday, July 8, 2026 11:00 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: RE: Timeline on development Permit

Hi Eugene,

MLA Hilton MacLennan just called to follow up on this again. He is wondering if he can get an idea of how long this will take / when they constituent can expect to hear back on their permit and next steps.

Kind Regards,

Emily-Kate Koughan (she/her)

Executive Administrative Assistant to the Minister and Deputy Minister

ekkoughan@gov.pe.ca

Phone: 902-620-3646

Department of Land and Environment

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From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Tuesday, June 30, 2026 1:21 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: Re: Timeline on development Permit

Good afternoon,

The Development Officer assigned to this file is off today but from what I can tell in our database, they are awaiting a wetland delineation from the Environmental Land Management section of our Department. It was sent to them on April 29th, 2026.

Once we receive that information, we can continue to process the application and advise the client on next steps.

Thank you

Eugene Lloyd

Manager of Development Control

emlloyd@gov.pe.ca

Phone: 902-368-4465

Fax: 902-368-5526

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Government of Prince Edward Island

31 Gordon Drive

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

From: Emily Koughan <ekkoughan@gov.pe.ca>

Sent: Tuesday, June 30, 2026 1:09 PM

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

Subject: Timeline on development Permit

Hi Eugene,

We just received a call from MLA Hilton MacLennan with an inquiry from a constituent regarding PID 924365. I'm told that they applied for the development permit on March 9th and paid for it on March 11th but haven't heard much since. They would like to start arranging perc tests so are wondering what the timeline for the permit might be.

If you can provide some information for me to pass along to Mr MacLennan, I would appreciate it!

Kind Regards,

Emily-Kate Koughan (she/her)

Executive Administrative Assistant to the Minister and Deputy Minister

ekkoughan@gov.pe.ca

Phone: 902-620-3646

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Outlook

CU-2026-012 - PID 924365 - Decision Letter

From Shawn MacFarlane <smacfarlane@gov.pe.ca>

Date Mon 8/24/2026 3:10 PM

To Natasha Kelly <natashakellypei@gmail.com>

Bcc Kim Munro <kimamunro@gov.pe.ca>

 1 attachment (2 MB)

Decision Letter - CU-2026-012.pdf;

Good Afternoon Natasha,

Please see the attached PDF of the Decision Letter to deny CU-2026-012, which proposed the change of use of PID 924365 (Lot 03-2, Sub.Plan 20959) from Wood Lot Use only to Residential (Single Unit Dwelling) Use.

Let me know if you have any questions or need any additional information.

Regards,
Shawn

Shawn MacFarlane

Senior Development Officer

Land Division – Development Control Section

Department of Land & Environment

120 Heather Moyse Drive

Summerside PE | C1N 5Y8 Canada

Phone (902) 432-2559 | Fax (902) 888-8059

smacfarlane@gov.pe.ca | www.princeedwardisland.ca



Please consider the environment before printing this e-mail.

RE: Change of Use - PID 924365 - Southwest Lot 16

From Environmental Land Management <ELM@gov.pe.ca>

Date Wed 7/8/2026 2:28 PM

To Shawn MacFarlane <smacfarlane@gov.pe.ca>

Hi Shawn,
It's on Chad's list for next week.
Tks, Dale

From: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Sent: Wednesday, July 8, 2026 2:04 PM

To: Environmental Land Management <ELM@gov.pe.ca>

Subject: Fw: Change of Use - PID 924365 - Southwest Lot 16

Just looking for an update on the below / attached application.

Let me know if you have any questions or need anything else.

Thanks,
Shawn

Shawn MacFarlane

Senior Development Officer

Land Division – Development Control Section

Department of Land & Environment

120 Heather Moyse Drive

Summerside PE | C1N 5Y8 Canada

Phone (902) 432-2559 | Fax (902) 888-8059

smacfarlane@gov.pe.ca | www.princeedwardisland.ca



Please consider the environment before printing this e-mail.

From: Shawn MacFarlane

Sent: Wednesday, April 29, 2026 2:01 PM

To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>

Cc: Dale Thompson <DETHOMPSON@gov.pe.ca>; Trevor Paynter <TAPAYNTER@gov.pe.ca>

Subject: Change of Use - PID 924365 - Southwest Lot 16

Attached is an application to change the use of PID 924365 in Southwest Lot 16 on the Allen Road. The lot was originally approved as Lot 03-2 via Sub.Plan 20959 for Wood Lot Use. The applicant wishes to change the use of this parcel to Residential (Single Unit Dwelling) Use.

Please review and provide any comments your offices may have.

Let me know if you have any questions or need any additional information.

Thanks,
Shawn

Re: Timeline on development Permit

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

Date Mon 7/13/2026 1:34 PM

To Emily Koughan <ekkoughan@gov.pe.ca>

Cc Shawn MacFarlane <smacfarlane@gov.pe.ca>; Kim Munro <kimamunro@gov.pe.ca>

Will do. You could also reach out to Dale Thompson or Greg Wilson for more on the timeline!

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

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From: Emily Koughan <ekkoughan@gov.pe.ca>

Sent: Monday, July 13, 2026 1:25 PM

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

Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>; Kim Munro <kimamunro@gov.pe.ca>

Subject: RE: Timeline on development Permit

Hi Eugene,

If you hear from them, even on a timeline (ie: they can't get there until August), can you let me know? MLA Hilton MacLennan is following up with our office regularly.

Much appreciated,
Emily

Emily-Kate Koughan (she/her)

Executive Administrative Assistant to the Minister and Deputy Minister

ekkoughan@gov.pe.ca

Phone: 902-620-3646

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Subject: Re: Timeline on development Permit

Good afternoon,

Still waiting on the wetland evaluation from the ELM section of the Department. I reached out in July 8th and they hadn't been out at that time yet. Not much we can do on our end until we receive that evaluation.

Thank you

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

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From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Monday, July 13, 2026 1:02 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: RE: Timeline on development Permit

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Kind Regards,
Emily

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Wednesday, July 8, 2026 1:11 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: Re: Timeline on development Permit

I will look into this and get back to you

Thank you

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

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31 Gordon Drive
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From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Wednesday, July 8, 2026 11:00 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: RE: Timeline on development Permit

Hi Eugene,

MLA Hilton MacLennan just called to follow up on this again. He is wondering if he can get an idea of how long this will take / when they constituent can expect to hear back on their permit and next steps.

Kind Regards,

Emily-Kate Koughan (she/her)
Executive Administrative Assistant to the Minister and Deputy Minister
ekkoughan@gov.pe.ca
Phone: 902-620-3646
Department of Land and Environment
Government of Prince Edward Island
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Sent: Tuesday, June 30, 2026 1:21 PM
To: Emily Koughan <ekkoughan@gov.pe.ca>
Cc: Shawn MacFarlane <smacfarlane@gov.pe.ca>
Subject: Re: Timeline on development Permit

Good afternoon,

The Development Officer assigned to this file is off today but from what I can tell in our database, they are awaiting a wetland delineation from the Environmental Land Management section of our Department. It was sent to them on April 29th, 2026.

Once we receive that information, we can continue to process the application and advise the client on next steps.

Thank you

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

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From: Emily Koughan <ekkoughan@gov.pe.ca>
Sent: Tuesday, June 30, 2026 1:09 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Subject: Timeline on development Permit

Hi Eugene,

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If you can provide some information for me to pass along to Mr MacLennan, I would appreciate it!

Kind Regards,

Emily-Kate Koughan (she/her)

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ekkoughan@gov.pe.ca

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Fw: Change of Use - PID 924365 - Southwest Lot 16

From Shawn MacFarlane <smafarlane@gov.pe.ca>
Date Wed 7/8/2026 2:04 PM
To Environmental Land Management <ELM@gov.pe.ca>
1 attachment (2 MB)
CU-2026-012.pdf;

Just looking for an update on the below / attached application.
Let me know if you have any questions or need anything else.

Thanks,
Shawn

Shawn MacFarlane

Senior Development Officer

Land Division – Development Control Section

Department of Land & Environment

120 Heather Moyse Drive

Summerside PE | C1N 5Y8 Canada

Phone (902) 432-2559 | Fax (902) 888-8059

smafarlane@gov.pe.ca | www.princeedwardisland.ca



From: Shawn MacFarlane
Sent: Wednesday, April 29, 2026 2:01 PM
To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>
Cc: Dale Thompson <DETHOMPSON@gov.pe.ca>; Trevor Paynter <TAPAYNTER@gov.pe.ca>
Subject: Change of Use - PID 924365 - Southwest Lot 16

Attached is an application to change the use of PID 924365 in Southwest Lot 16 on the Allen Road. The lot was originally approved as Lot 03-2 via Sub.Plan 20959 for Wood Lot Use. The applicant wishes to change the use of this parcel to Residential (Single Unit Dwelling) Use.

Please review and provide any comments your offices may have.

Let me know if you have any questions or need any additional information.

Thanks,

Shawn

Re: Change of Use - PID 924365 - Southwest Lot 16

From Shawn MacFarlane <smacfarlane@gov.pe.ca>

Date Mon 7/13/2026 3:09 PM

To Dale Thompson <DETHOMPSON@gov.pe.ca>

We do not - just the change of use application in our system at the moment.

Let me know if you need anything else.

Thanks,
Shawn

Shawn MacFarlane

Senior Development Officer

Land Division – Development Control Section

Department of Land & Environment

120 Heather Moyse Drive

Summerside PE | C1N 5Y8 Canada

Phone (902) 432-2559 | Fax (902) 888-8059

smacfarlane@gov.pe.ca | www.princeedwardisland.ca



Please consider the environment before printing this e-mail.

From: Dale Thompson <DETHOMPSON@gov.pe.ca>

Sent: Monday, July 13, 2026 2:47 PM

To: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Subject: RE: Change of Use - PID 924365 - Southwest Lot 16

Hi Shawn,

Do you have a Development Permit Application for this one as yet?

Tks, Dale

From: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Sent: Wednesday, April 29, 2026 2:02 PM

To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>

Cc: Dale Thompson <DETHOMPSON@gov.pe.ca>; Trevor Paynter <TAPAYNTER@gov.pe.ca>

Subject: Change of Use - PID 924365 - Southwest Lot 16

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Thanks,
Shawn

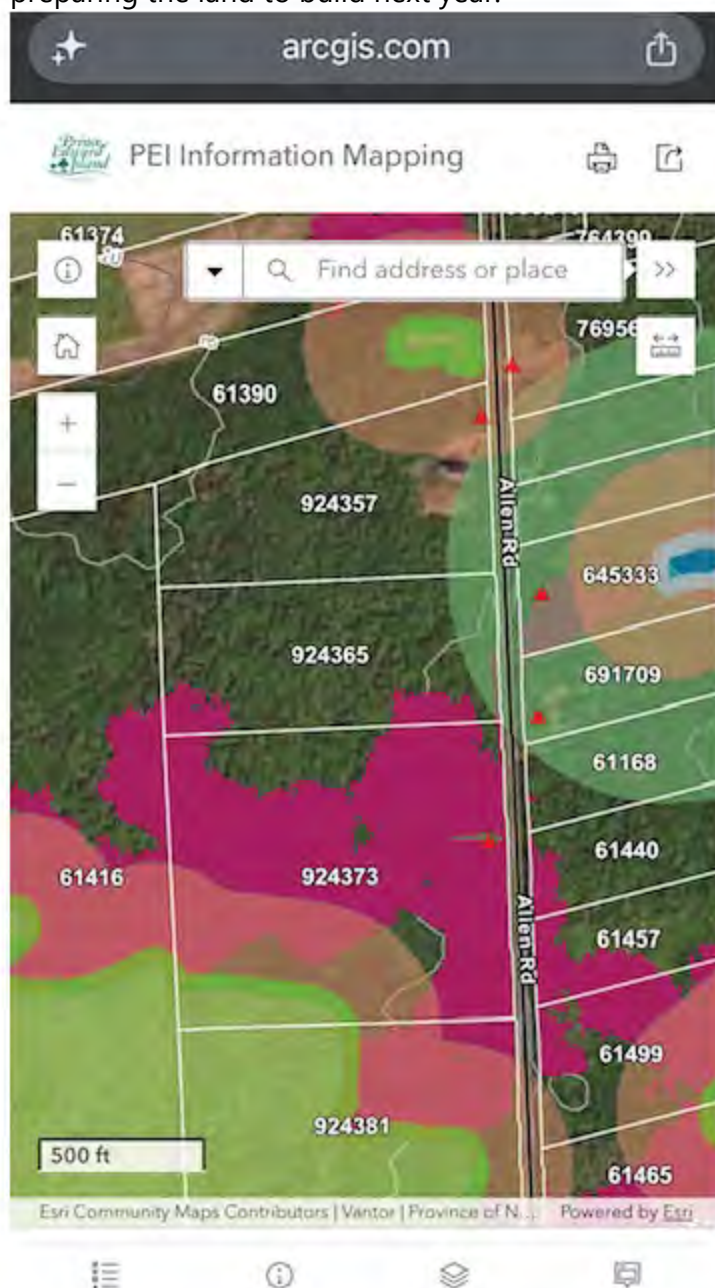
Re: CU-2026-012 - PID 924365 - Southwest Lot 16

From Natasha Kelly <natashakellypei@gmail.com>

Date Fri 8/7/2026 3:07 PM

To Shawn MacFarlane <smacfarlane@gov.pe.ca>

Thank you for the update. I don't understand why it is taking so long all the properties bordering us have civic numbers and have been developed. Also when I go on the PEI land info map, I can see that there are no wetlands on our property. It's already August and we had hoped to spend this summer preparing the land to build next year.



Natasha

On Aug 7, 2026, at 1:04 PM, Shawn MacFarlane <smacfarlane@gov.pe.ca> wrote:

Good Afternoon Natasha,

Quick update. We still have not received the necessary comments from the Environmental Land Management Division of the Department of Environment. Without these comments, we are unable to finalize our evaluation and render a decision on this application. I have reached out to them again today to see if they may be able to provide me with an ETA for their comments.

Let me know if you have any questions.

Thanks,
Shawn

Shawn MacFarlane

Senior Development Officer
Land Division – Development Control Section
Department of Land & Environment
120 Heather Moyse Drive
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Phone (902) 432-2559 | Fax (902) 888-8059
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Please consider the environment before printing this e-mail.

RE: Change of Use - PID 924365 - Southwest Lot 16

From Environmental Land Management <ELM@gov.pe.ca>

Date Fri 5/1/2026 7:49 AM

To Shawn MacFarlane <smacfarlane@gov.pe.ca>

Hi Shawn,
This will require a site visit.
Thanks,
Garett

From: Shawn MacFarlane <smacfarlane@gov.pe.ca>

Sent: Wednesday, April 29, 2026 2:02 PM

To: Environmental Land Management <ELM@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>

Cc: Dale Thompson <DETHOMPSON@gov.pe.ca>; Trevor Paynter <TAPAYNTER@gov.pe.ca>

Subject: Change of Use - PID 924365 - Southwest Lot 16

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Please review and provide any comments your offices may have.

Let me know if you have any questions or need any additional information.

Thanks,
Shawn

