File No. LA26-015

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 Anthony Sauer of the decision of the Minister of Land and Environment dated September 17, 2026, denying the Appellants' applications to subdivide four lots on PID 422386 (located at Wildcat Road, Wild Harbour PE) into four lots.

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

Anthony Sauer
39 Battery Point Road
Stratford, PE C1B 2K7

Appellant

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5.	File Notes – Gerald MacMillan
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LA26015

RECEIVED
In Person
OCT 07 2026
The Island Regulatory and Appeals Commission

Notice of Appeal

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

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

NOTE:
Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of Wild Harbour (name of City, Town or Community) on the 17th day of September, 2026, wherein the Minister/Community Council made a decision to not allow subdivision of property # 422386

(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)

Property # 422386 is surrounded by subdivisions similar to what has been proposed for property # 422386 so not sure what makes #422386 different.

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)

I want to proceed with the proposed subdivision into four new pids!

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

Name(s) of Appellant(s): Tony Sauer (Please Print) Signature(s) of Appellant(s): Tony Sauer

Mailing Address: 39 Battery Point Dr. City/Town: Stratford

Province: PEI Postal Code: C1B 2K7

Email Address: tony.sauer@scotiawealth.com Telephone: 902 314 8302

Dated this 7th (day) **day of** October (month), 2026 (year).

IMPORTANT

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

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

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

TAB

2

Land and Environment

Terres et Environnement

31 Gordon Drive
P.O. Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

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

September 17, 2026

RECEIVED
OCT 07 2026
The Island Regulatory and Appeals Commission

Mr. & Mrs. Tony Sauer
39 Battery Point Road
Stratford, PEI
C1B 2K7

Dear Mr. & Ms. Sauer:

Re: Case# 57244 – Subdividing for four lots- Property # 422386- Wildcat – Road - Wild Harbour

The Department of Land and Environment has completed evaluation of your application requesting permission to subdivide four lots from property # 422386 in the community of Wild Harbour.

The Department of Transportation, Infrastructure and Energy has advised that the Wildcat Road is classified as a Seasonal Class 2 Highway and further subdivision of lots along it is not permitted pursuant to Section 33(2) of the Roads Act Highway Access Regulations. Therefore, we have no alternative but to deny your application pursuant to Subsection 3(4) and 5(d) of the Planning Act Subdivision and Development Regulations. Section 3(4) states: Notwithstanding any other provisions of these regulations, no development permit shall be issued in respect of a development involving the change of use of an entrance way or the creation of an entrance way to any highway where an entrance way permit is required unless an entrance way permit has first been granted by the Minister of Transportation and Public Works; and, Section 5(d) which states: No approval shall be given pursuant to these regulations until the following permits or approvals have been obtained as appropriate (d) where pursuant to the Roads Act, and entrance way permit or approval is required, the required permit or approval has been obtained

We regret any inconvenience caused by this decision. However; if you feel you have adequate grounds, you may appeal to the Island Regulatory and Appeals Commission. P.O. Box 577, Charlottetown, PEI, C1A 7L1. Also, should you wish to appeal, your request for a hearing must be submitted within 21 days of the date of this letter or the Commission is under no obligation to hear your appeal.

Sincerely yours,

Gerald McMillan
Property Development Officer
31 Gordon Dr.
Charlottetown, PEI
C1A 6B8

CC: Brett Wallace
Department of Transportation Infrastructure & Energy

TAB

3

Subdivision of Land
And Change of Use Application

Prince Edward Island
CANADA

Please select the following that applies to your proposal:

- ☑ Subdivide a parcel of land into smaller lots (4)
- ☐ 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
APR 29 2026
13192
$ 505

Office Use Only	
Sub. Case File #:	57244
Permit #:	N/A
PID #:	422386
Permit Fee:	505
Received:	
PIC Reviewed:	☑ Apr. 29/26

Property Information:

Property Tax Number: 422386	**Community Name:** Savage Harbour
Civic Address Number:	**Street Name:** Wildcat Road
Route No:	**Lot Number**— if applicable:

Property Owner Information:

Full Legal Name: Anthony Michael Sauer and Sophia Sauer		
Company Name:		
Street Address: 39 Battery Point Drive		
Community: Stratford	**Province:** PEI	**Postal Code:** C1B 2K7
Email: tony.sauer@scotiawealth.com	**Phone:** 902 314 8302	

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:

(4) residential lots.

Ref 32072

57244

A. SUBDIVISION OF LAND SECTION:

How many lots are you looking to create? 4

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

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

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

How will the proposed subdivision receive sewer service?

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

☐ Municipal wastewater treatment ☐ Private Central Wastewater Treatment

How will the proposed subdivision receive its water supply?

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

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

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

B. CHANGE OF USE SECTION:

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

☐ Yes ☐ No

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

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

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

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

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

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

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

SUBDIVISION OF LAND—REQUIREMENTS

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

With the completed application the following is required:

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

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

With the completed application the following is required:

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

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

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

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

Declaration

I, Anthony Michael Sawyer hereby certify that I am (select one)

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

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

Signatures

Registered Owner(s) Tony Sawyer Date: 4/29/26

or Anthony Sawyer Date: 4/29/26

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

Applicant: _____ Date: _____

Submit Applications to a Land Division office located at:

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

Office Use only

SUBDIVISION AND CHANGE OF USE FEES

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

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

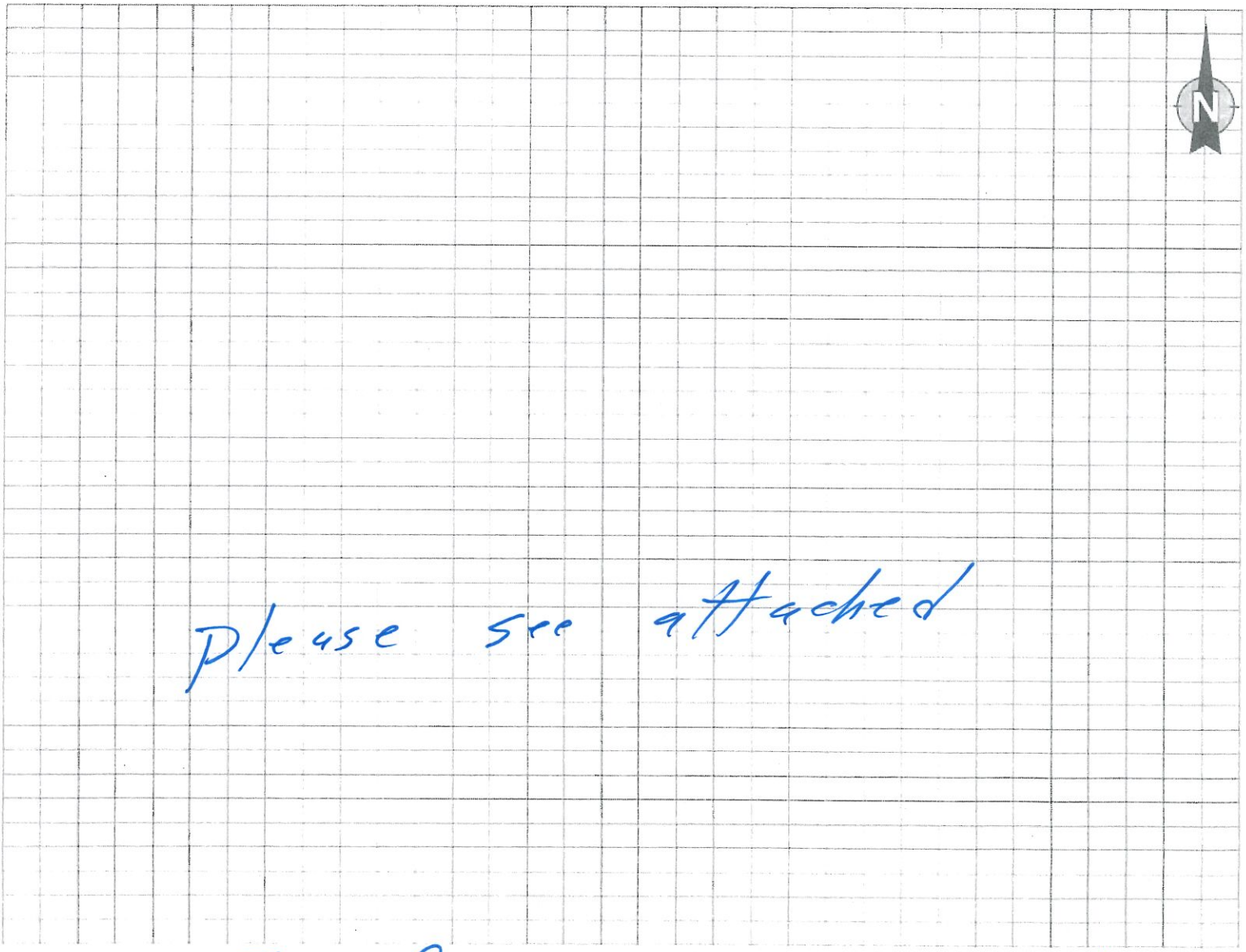
Disclaimer: This application may be transferred to the subject municipality for processing if jurisdictional planning areas change from the Province to the municipality.

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

Pursuant to the Planning Act

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

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



N

Please see attached

[signature]

Property Owner's Signature or Applicant

April 29/26

Date

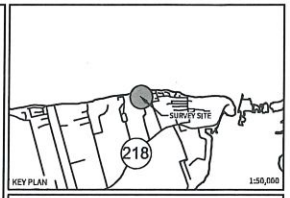
SUBDIVISION NOTES:

1. LOTS AND PARCELS DESIGNATED WITH BOLD LETTERING ORIGINATE ON THIS PLAN.
2.

P.E.I. DOUBLE STEREOGRAPHIC PROJECTION NAD83 (CSRS) EPOCH (2010) v7.1 COORDINATES		
POINT #	NORTHING (m)	EASTING (m)

APPROVAL STAMPING





LEGEND

	APPROVAL AREA	IRON BAR WITH CAP SET	■
	SUPPLY AREA BOUNDED	IRON BAR WITH CAP FOUND	□
	APPROXIMATE BOUNDARY	ROUND IRON BAR (RIB)	●
	EASEMENT BOUNDARY	ROUND IRON PIPE (RIP)	○
	GENERAL FENCE	CALCULATED CORNER	⊕
	OVERHEAD ELECTRICAL	COPPER PLUG/CONCRETE	●CP
	EXISTING BUILDING WALL	NAIL WITH WASHER/ASPHALT	●LW
	TOP OF BANK/SLOPE	SQUARE IRON BAR (SIB)	■
	BUFFER LIMIT	UTILITY POLE/ANCHOR	⊙—◂
	WOODEN POST	MEASUREMENT CONTAINED IN (dim)	(dim)
OHWM	ORDINARY HIGH WATER MARK	DIRECT MEASUREMENT	(meas)
PID	PARCEL IDENTIFICATION NUMBER	CALCULATED MEASUREMENT	(calc)
WS	MUNICIPAL/ REGIONAL DISTRIBUTION WATER SERVICE BOX		⊕

GENERAL NOTES:

1. DOCUMENTS REFERENCED ON THIS DRAWING ARE RECORDED IN THE PRINCE EDWARD ISLAND GEOLINC PLUS SERVICE AND/OR THE LAND REGISTRY OFFICE FOR THE APPROPRIATE COUNTY UNLESS OTHERWISE NOTED.
2. GRID NORTH ORIENTATION REFERENCED TO PRINCE EDWARD ISLAND COORDINATE SYSTEM THROUGH REAL TIME KINEMATIC (RTK) AND/OR STATIC GNSS OBSERVATIONS REFERENCED TO THE PRINCE EDWARD ISLAND ACTIVE CONTROL NETWORK (SMARTNET NORTH AMERICA).
3. COORDINATE VALUES SHOWN ON THIS DRAWING ARE REFERENCED TO THE PRINCE EDWARD ISLAND DOUBLE STEREOGRAPHIC PROJECTION BASED ON THE NAD83 (CSRS) EPOCH (2010) v7.1 REALIZATION THROUGH REAL TIME KINEMATIC (RTK) AND/OR STATIC GNSS OBSERVATIONS TO THE RTCM STATION IDENTIFIED IN THE COORDINATE LIST.
4. LINEAR MEASUREMENTS DEPICTED ON THIS DRAWING ARE GRID MEASUREMENTS IN METRES AND DECIMALS THEREOF.
5. ALL CAPPED IRON BARS SET AS PART OF THE SURVEY ARE MARKED WITH THE SURVEYORS REGISTRATION NUMBER (839) AND THE YEAR (2024).
6. IF THIS DRAWING IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PRINCE EDWARD ISLAND LAND SURVEYOR.
7. IF THIS DRAWING IS IN AN ELECTRONIC FORMAT, IT IS ONLY VALID IF IT CONTAINS THE CERTIFIED ELECTRONIC SIGNATURE OF THE PRINCE EDWARD ISLAND LAND SURVEYOR.
8. AN INVESTIGATION OF UNDERGROUND INFRASTRUCTURE (ELECTRICAL AND COMMUNICATIONS) HAS NOT BEEN CARRIED OUT AS PART OF THE SURVEY. WHERE UNDERGROUND INFRASTRUCTURE IS DEPICTED ON THIS DRAWING, IT IS TO BE CONSIDERED APPROXIMATE AND IS TO BE CONFIRMED ON SITE. UNDERGROUND INFRASTRUCTURE MAY EXIST WITHIN THE LIMITS OF THE SURVEY AREA BOUNDED.
9. ALL LOTS, PARCELS, EASEMENTS AND/OR RIGHTS OF WAYS SITUATED WITHIN THE AREA BOUNDED BY A HEAVY RED LINE ARE SUBJECT TO DEVELOPMENT APPROVAL UNLESS EXPLICITLY NOTED OTHERWISE.

ISSUE	ISSUE DESCRIPTION	DATE
.00	ISSUED FOR REVIEW	2025-02-04

TABLE OF REFERENCE CONTROL POINTS
NAD83 (CSRS) EPOCH (2010) v7.1

POINT #	NORTHING (m)	EASTING (m)	ELEVATION(m)	DESCRIPTION

MORRIS GEOMATICS & ENGINEERING LTD.
P.O.BOX 31014 | CHARLOTTETOWN
PE | CANADA | C1A 8W6
tel: (902) 370-2078
email: info@morrisgeomatics.ca
web: morrisgeomatics.ca

COPYRIGHT NOTICE: THIS DRAWING AND DESIGN IS THE PROPERTY OF MORRIS GEOMATICS & ENGINEERING LTD. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MORRIS GEOMATICS & ENGINEERING LTD. © MORRIS GEOMATICS & ENGINEERING LTD.

PRELIMINARY SKETCH
ISSUED FOR REVIEW
SHOWING THE PROPOSED DEVELOPMENT OF LANDS FOR
ANTHONY SAUER AND SPHIA SAUER
ON LANDS DESCRIBED IN DOCUMENT 82301, YEAR 2024

PID 422386 — **TOWNSHIP NO. 38**
WILDCAT ROAD — **KINGS COUNTY**
SAVAGE HARBOUR — **PRINCE EDWARD ISLAND**

SCALE 1:500 — METRES
10 0 10 20 30 40

PRELIMINARY SKETCH
FOR REVIEW ONLY

FIELDWORK COMPLETED	DATE PLOTTED	CHECKED		DRAWING NUMBER
2023-10-11 to 2023-09-12	2025-02-04	RH	DM	25007.101 R.DWG SD1

Tony Sauer April 29/26

TAB

4

Prince Edward Island
CANADA

PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated July 18-2024 v1.2)

Section 1 – General Information

APPLICANT: Anthony Michael Sayer & Sophia Sauer
SUBDIVISION CASE # 57244
PROPERTY # 422386

LOCATION: Savage Harbour
DEVELOPMENT PERMIT # N/A
DATE OF INSPECTION July 13, 2026

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 Vacant Woodland Proposed land use SFD
8. Is the lot existing? (created before 1979) ☐ No ☑ Yes _____
   a. If no, First Lot Off (1979 to 1993 to 2002) ☑ No ☐ Yes
   b. If no, Over 10 Acres (1979 to 2002) ☑ No ☐ Yes
9. Was the lot approved previously? ☑ No ☐ Yes
   Case # _____ Lot # _____ Approved Use _____
10. Is a Coastal Hazard Assessment required? ☐ No ☑ Yes ☐ N/A
    Average Erosion Rate _____ Calculated Setback Distance _____
11. Reference Cases:
    32072,5945

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

Section 4 – Road Information - DTI MAP

a) Name of highway Wildcat Road Route # Private
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 ☐ N/A

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

Section 6 – Comments

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

a. Coastal Properties ☐ No ☑ Yes ☐ N/A Notes:

b. Fire Marshal's Office ☐ No ☐ Yes ☑ N/A Notes:

c. Environment ☐ No ☑ Yes ☐ N/A Notes:

d. Environmental Health ☐ No ☐ Yes ☑ N/A Notes:

e. Transportation ☐ No ☑ Yes ☐ N/A Notes:

f. Planning ☐ No ☐ Yes ☑ N/A Notes:

g. Building Code ☐ No ☐ Yes ☑ N/A Notes:

h. Water Quality ☐ No ☑ Yes ☐ N/A Notes:

i. Other:_____ ☐ No ☐ Yes ☐ N/A Notes:

Section 6 – Additional Information

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

a. If yes, has the proposal been circulated to the 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:
The applicant proposes to subdivide property # 422386 into four residential lots. This property fronts onto the gulf of St Lawrnce.

The applicant has been circulated to Coastal Properties. ELM, Highways and Ahmad Bhatti (hydrologist) for comments

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:

Gerald McMillan
Officer

July 17, 2026
Date

TAB

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Case 57244

application sent to
ELM
Highway Access
Ahmad Bhatti
&
~~Coastal Property~~

Received July 29/26

Received July 6/26

146 Wildcat Road

Re sent to Dale Thompson & Jeff Simpson
on September 16, 2026 gm

TAB

6

Land and Environment

Terres et Environnement

P.O. Box 2000 Charlottetown
Prince Edward Island
Canada C1A 7N8

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

RECEIVED
OCT 11 2026

-INTEROFFICE MEMORANDUM

To: Gerald McMillan
Subject: Case#57244 –Wild Harbour, PID # 422386
Date: September 22, 2026

The Environmental Land Management (ELM) Section has reviewed the above noted Development Permit Application dated April 29th, 2026. We understand that the applicant proposes for Subdivide of lots.

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 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 assistance, contact ELM@gov.pe.ca or (902) 368-5700.
2. Field indicators and mapping confirm a sand dune on the property. Any activity that interferes with natural sand movement or destroys stabilizing features is prohibited without written permission of the Minister. The 100 ft development setback applies. GPS points and a boundary map are included for clarity.

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 have any questions, feel free to contact me at djdowling@gov.pe.ca or (902)367-5700.

David Dowling
Environment Officer

Agriculture



September 18, 2026 This map is not intended for legal description or to calculate exact land dimensions.

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

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

0 0.03 0.06 0.12 Miles

0 0.05 0.1 0.2 Kilometers

Scale: 1:4,514

TAB

7

COASTAL HAZARD ASSESSMENT

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

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

PROPERTY INFORMATION

Property Identification Number (PID)	422386		
Civic Address/Lot Number	WILDCAT RD		
Community/Municipality	Wild Harbour / Savage Harbour		
Shoreline Classification Type	Sand Dune, Coast exposure		
Watershed Name	Feehans Shore	Watershed ID	WS 285

COASTAL EROSION CLASSIFICATION

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

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

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

COASTAL EROSION HAZARD ASSESSMENT	
Average Coastal Erosion Rate (cm/year)	37.00
Maximum Coastal Erosion Rate (cm/year)	42.00
Coastal Erosion Hazard Classification	Moderate
Comments:	Please note that this parcel is in a sand dune environment. Sand dunes are dynamic. Their shape, size, and location often change, which can influence coastal vulnerability. It is recommended that any proposed development (including any structure, well, or septic system) be setback as far as possible from the coast.

COASTAL FLOOD HAZARD CLASSIFICATION

High Flood Hazard:

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

Moderate-High Flood Hazard:

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

Moderate-Low Hazard:

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

Minimal Flood Hazard:

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

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

COASTAL FLOOD HAZARD ASSESSMENT	
	Approximate proportion (%) of the property within each flood hazard zone
High Food Hazard	0
Moderate-High Flood Hazard	0
Moderate-Low Flood Hazard	0
Minimal Flood Hazard	100

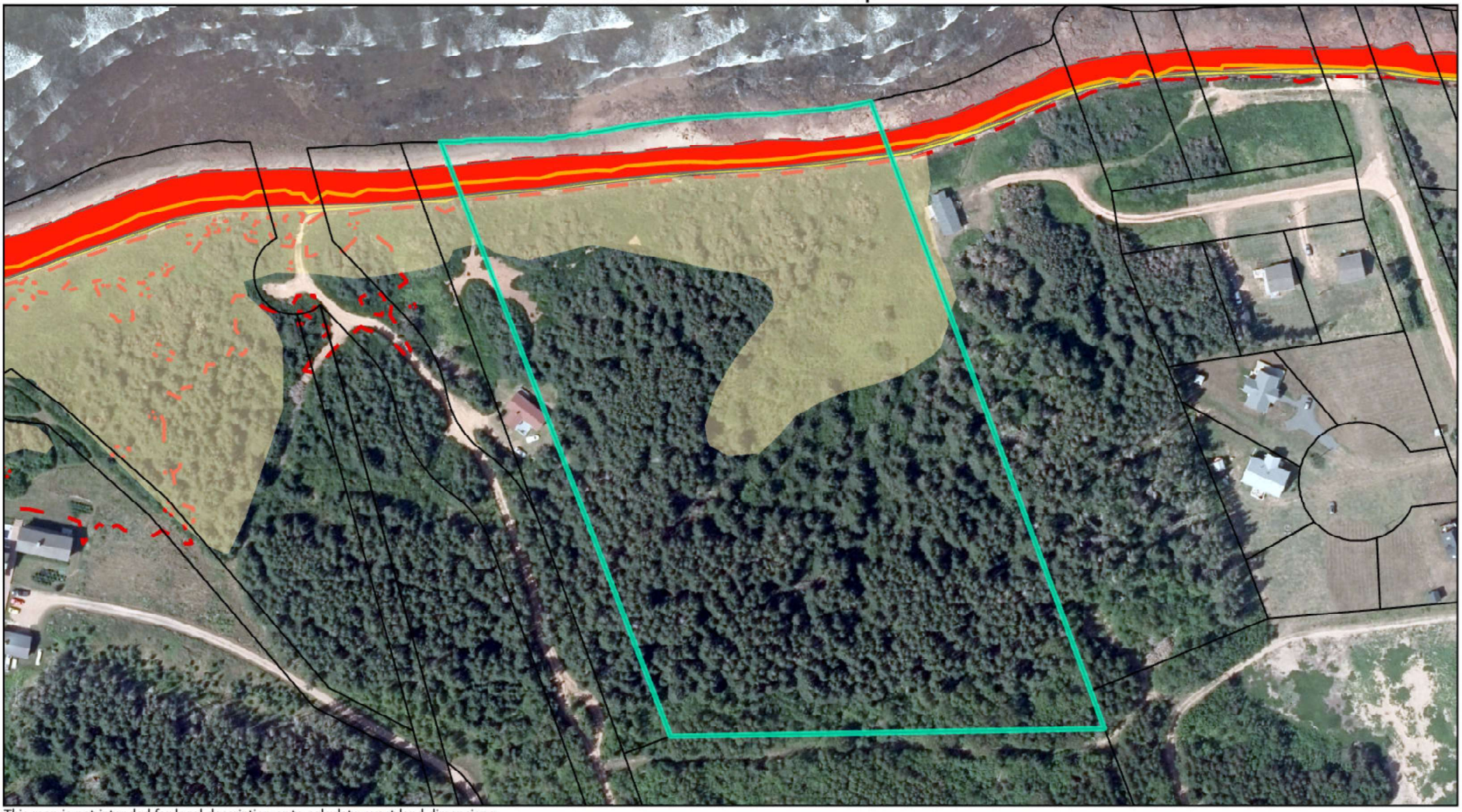
Comments: This property has a Minimal Flood Hazard.

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/coastalhazards.

CHA PID 422386 Map

7/6/2026



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

Scale: 1:2,000

Wetlands and HydroNetwork

SAND DUNE

Flood Plains

High Flood Hazard (2020)

Moderate-High Flood Hazard (2050)

Moderate-Low Hazard (2100)

Extreme Flood Scenario

Coastal Change

Mod. Erosion Risk (30-90cm/yr)

0 75 150 300 Feet

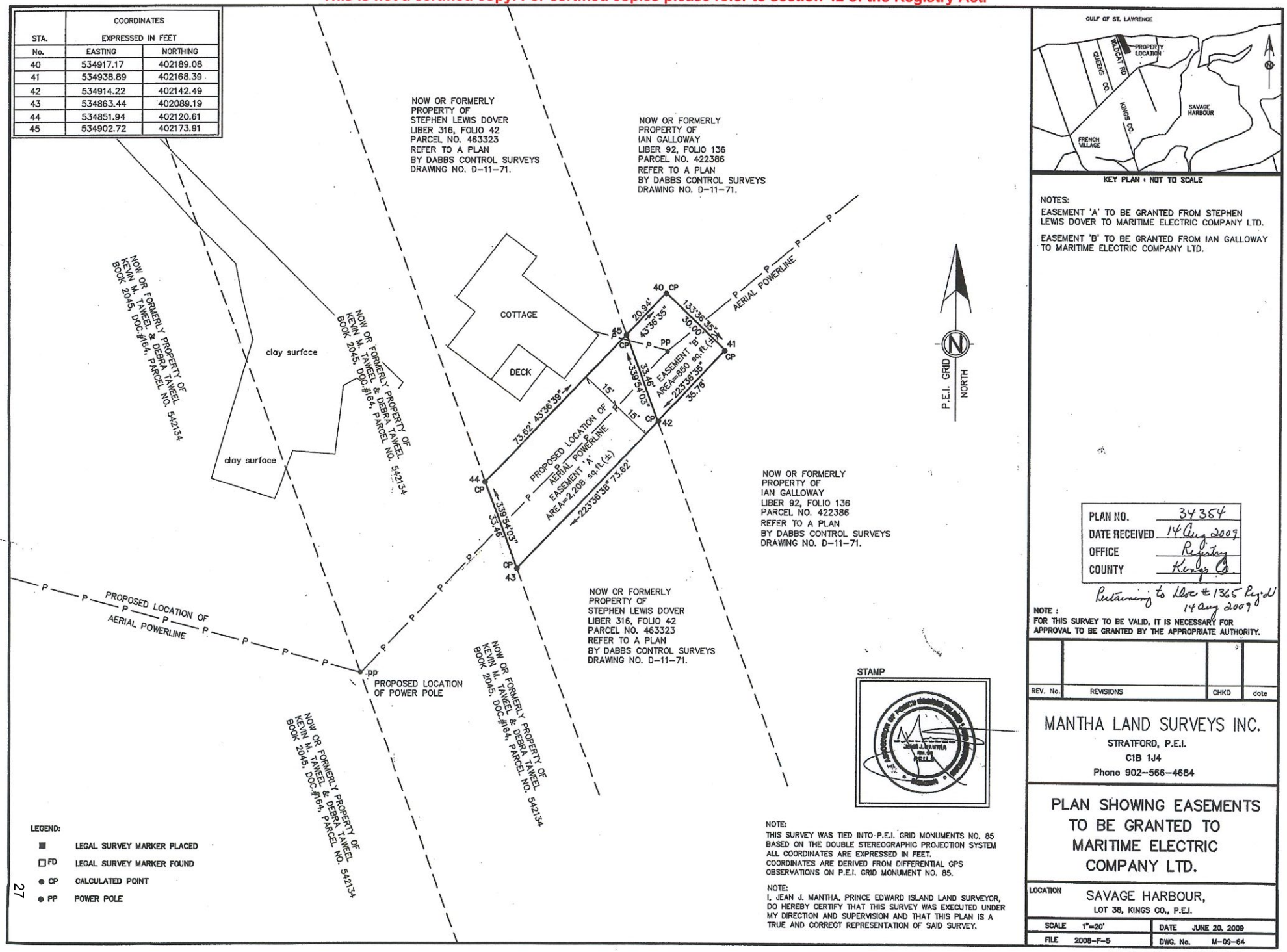
0 25 50 100 Metres

TAB

8

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

STA. No.	COORDINATES EXPRESSED IN FEET EASTING	NORTHING
40	534917.17	402189.08
41	534938.89	402168.39
42	534914.22	402142.49
43	534863.44	402089.19
44	534851.94	402120.61
45	534902.72	402173.91



LEGEND:

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

NOTE:
THIS SURVEY WAS TIED INTO P.E.I. GRID MONUMENTS NO. 85 BASED ON THE DOUBLE STEREOGRAPHIC PROJECTION SYSTEM ALL COORDINATES ARE EXPRESSED IN FEET. COORDINATES ARE DERIVED FROM DIFFERENTIAL GPS OBSERVATIONS ON P.E.I. GRID MONUMENT NO. 85.

NOTE:
I, JEAN J. MANTHA, PRINCE EDWARD ISLAND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

STAMP

KEY PLAN : NOT TO SCALE

NOTES:
EASEMENT 'A' TO BE GRANTED FROM STEPHEN LEWIS DOVER TO MARITIME ELECTRIC COMPANY LTD.

EASEMENT 'B' TO BE GRANTED FROM IAN GALLOWAY TO MARITIME ELECTRIC COMPANY LTD.

PLAN NO.	34354
DATE RECEIVED	14 Aug 2009
OFFICE	Registry
COUNTY	Kings Co.

Pertaining to Doc # 1365 Rgtd 14 Aug 2009

NOTE :
FOR THIS SURVEY TO BE VALID, IT IS NECESSARY FOR APPROVAL TO BE GRANTED BY THE APPROPRIATE AUTHORITY.

REV. No.	REVISIONS	CHKD	date

MANTHA LAND SURVEYS INC.
STRATFORD, P.E.I.
C1B 1J4
Phone 902-566-4684

PLAN SHOWING EASEMENTS TO BE GRANTED TO MARITIME ELECTRIC COMPANY LTD.

LOCATION SAVAGE HARBOUR,
LOT 38, KINGS CO., P.E.I.

SCALE 1"=20'	DATE JUNE 20, 2009
FILE 2008-F-5	DWG. No. M-09-64

DRN. BY: J.J.M. CHECKED: J.J.M.

TAB

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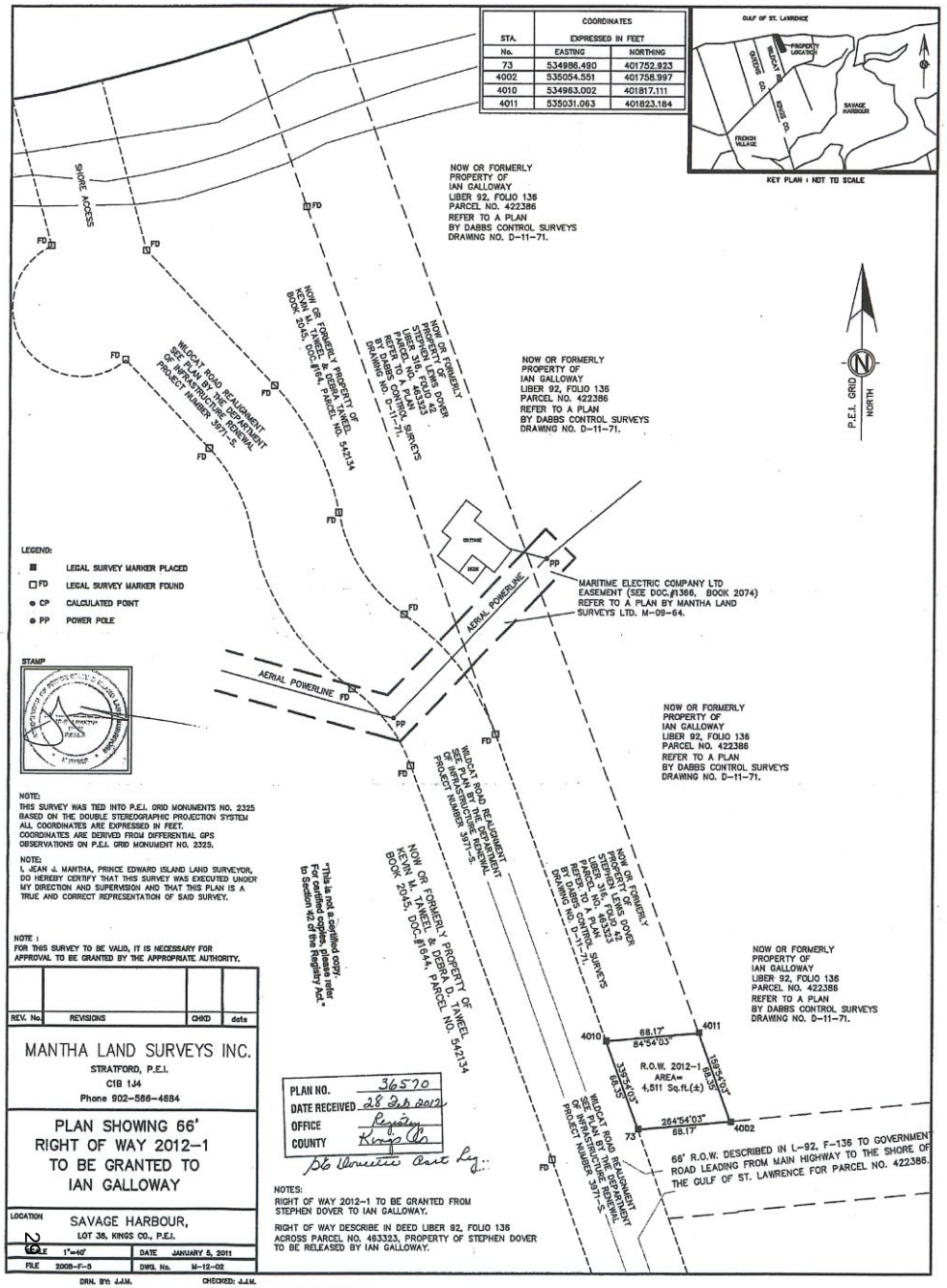

STA.	COORDINATES EXPRESSED IN FEET	
No.	EASTING	NORTHING
73	534986.490	401752.923
4002	535054.551	401758.997
4010	534963.002	401817.111
4011	535031.063	401823.184

KEY PLAN : NOT TO SCALE

LEGEND:

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

STAMP

NOTE:
THIS SURVEY WAS TIED INTO P.E.I. GRID MONUMENTS NO. 2325 BASED ON THE DOUBLE STEREOGRAPHIC PROJECTION SYSTEM ALL COORDINATES ARE EXPRESSED IN FEET. COORDINATES ARE DERIVED FROM DIFFERENTIAL GPS OBSERVATIONS ON P.E.I. GRID MONUMENT NO. 2325.

NOTE:
I, JEAN J. MANTHA, PRINCE EDWARD ISLAND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

NOTE :
FOR THIS SURVEY TO BE VALID, IT IS NECESSARY FOR APPROVAL TO BE GRANTED BY THE APPROPRIATE AUTHORITY.

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

REV. No.	REVISIONS	CHKD	date

MANTHA LAND SURVEYS INC.
STRATFORD, P.E.I.
C1B 1J4
Phone 902-566-4684

PLAN SHOWING 66' RIGHT OF WAY 2012-1 TO BE GRANTED TO IAN GALLOWAY

LOCATION SAVAGE HARBOUR, LOT 38, KINGS CO., P.E.I.

SCALE	1"=40'	DATE	JANUARY 5, 2011
FILE	2008-F-5	DWG. No.	M-12-02

DRN. BY: J.J.M. CHECKED: J.J.M.

PLAN NO. 36570
DATE RECEIVED 28 Feb 2012
OFFICE Registry
COUNTY Kings Co.
St Lawrence Asst Leg.

NOTES:
RIGHT OF WAY 2012-1 TO BE GRANTED FROM STEPHEN DOVER TO IAN GALLOWAY.

RIGHT OF WAY DESCRIBE IN DEED LIBER 92, FOLIO 136 ACROSS PARCEL NO. 463323, PROPERTY OF STEPHEN DOVER TO BE RELEASED BY IAN GALLOWAY.

TAB

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NO 698

DATED JUNE 10TH A.D. 1971

PETER SAUER

TO

IAN GALLOWAY

CONVEYANCE

REGISTERED JULY 7TH A. D. 1971 at 3 O'CLOCK P.M. ON OATH OF C.R. MCQUAID.

M. J. MacDonald
Reg

THIS INDENTURE made the 10th day of June in the year of our Lord one thousand nine hundred and seventy-one. IN PURSUANCE OF THE ENACTMENTS RESPECTING SHORT FORMS OF INDENTURES: BETWEEN: PETER SAUER OF Savage Harbour in Kings County in the Province of Prince Edward Island (hereinafter called the grantor) of the one part and IAN GALLOWAY OF Charlottetown in Queens County in the Province of Prince Edward Island, Professor, (hereinafter called the grantee) of the other part. WITNESSETH that in consideration of FIVE DOLLARS of lawful money of Canada now paid by the grantee to the grantor (the receipt whereof is hereby by him acknowledged) he the said grantor doth grant unto the grantee his heirs and assigns forever, all and singular the lands following that is to say; ALL THAT PARCEL OF LAND SITUATE, LYING AND BEING ON LOT NUMBER THIRTY-EIGHT (38) IN KINGS COUNTY IN THE PROVINCE OF PRINCE EDWARD ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: COMMENCING AT A SURVEY MARKER AT THE SHORE OF THE GULF OF ST. LAWRENCE, BEING ALSO AT THE NORTHWEST CORNER OF THE FARM PRESENTLY OCCUPIED BY GEORGE SAUER, THE SAID SURVEY MARKER HAVING CO-ORDINATES E 535,308.66, N.402,562.92, THENCE ON AN AZIMUTH OF 159°-54'-03" FOR A DISTANCE OF EIGHT HUNDRED (800) FEET ALONG THE SAID LAND IN POSSESSION OF GEORGE SAUER TO A SURVEY MARKER HAVING CO-ORDINATES E.535,583.57 N.401,811.64. THENCE ON AN AZIMUTH OF 264°,23'11" FOR A DISTANCE OF FIVE HUNDRED THIRTY-ONE POINT NINETY-ONE (531.91) FEET TO A SURVEY MARKER HAVING CO-ORDINATES E.535,054.32, N.401,759,.62, THENCE ON AN AZIMUTH OF 339° 54' 03" ALONG THE EAST SIDE OF A PIECE OF LAND SIXTY-SIX FEET (66) FERT IN WIDTH RESERVED BY THE GRANTOR FOR A DISTANCE OF EIGHT HUNDRED (800) FEET TO A SURVEY MARKER HAVING CO-ORDINATES E. 534, 779.41. N.402,510,90. AND CONTINUING TO THE SHORE OF THE GULF OF ST. LAWRENCE, THENCE FOLLOWING THE SHORE EASTWARDLY TO THE PLACE OF COMMENCEMENT CONTAINING IN THE DESCRIBED AREA NINE POINT FIVE (9.5) ACRES OF LAND A LITTLE MORE OR LESS. ALL AZIMUTHS AND CO-ORDINATES ARE DERIVED FROM THE PRINCE EDWARD ISLAND STEREOGRAPHIC CO-ORDINATE SYSTEM, WITH THE CO-ORDINATES BEING EXPRESSED IN FEET. THE ABOVE DESCRIBED PLAN BEING SHOWN ON DRAWING NO. D. 11-71 PREPARED BY DOBBS CONTROL SURVEYS AND DATED MAY 3, 1971. together WITH A RIGHT OF WAY 66 FEET IN WIDTH EXTENDING IN AN EASTWARDLY DIRECTION FROM A GOVERNMENT ROAD LEADING FROM THE MAIN PAVED HIGHWAY TO THE SHORE OF THE GULF OF ST. LAWRENCE LYING IMMEDIATELY TO THE SOUTH LANDS OF -***---------- TOGETHER ALSO WITH A RIGHT OF WAY OVER THE 66 FOOT STRIP OF LAND RESERVED TO THE GRANTOR HEREIN EXTENDING FROM THE SHORE OF THE GULF OF ST. LAWRENCE SOUTHWARDLY ALONG THE FULL WESTERN BOUNDARY OF THE LANDS HEREIN INTENDED TO BE CONVEYED. 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 grantee his heirs and assigns forever (1) The said grantor covenants with the said grantee (2) that he has the right to convey the said lands to the said grantee notwithstanding any act of the said grantor (3) And that the said grantee shall have quiet possession of the said lands (4) free from all encumbrances (5) And the said grantor covenants with the said grantee that he will execute such further assuances of the said lands as may be requisite (6) and the said grantor covenants with the said grantee that he has done no act to encumber the said lands. (7) And the said grantor releases to the said grantee all his claims upon the said lands. IN WITNESS WHEREOF the said parties have hereunto set their hands and seals on the day and year first above written.

SIGNED SEALED AND DELIVERED
in the presence of

TAB

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422386
463323
488510
436402
488338
488320
417964
542134
37474
2324
374835
LOT 38
LOT 37
374652
374751
436477
374728
Savage
Harbour
2322
542126
374710
2323
520130
33

TAB

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SSO



April 30, 2026 This map is not intended for legal description or to calculate exact land dimensions.

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

15m Buffer	No	Infilling	Local 3	Private
Civic Address	Yes	L Access	Seasonal	Residential
Property Boundary	Watercourse	Collector	Resource	Non-Des
Wetland	Arterial	Local 1	Ramp	Service
Identified Lands	2nd Arterial	Local 2	Federal	Remove

0 0.03 0.06 0.12 Miles

0 0.05 0.1 0.2 Kilometers

Scale: 1:4,514

Environment



April 30, 2026 This map is not intended for legal description or to calculate exact land dimensions.

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

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

0 0.03 0.06 0.12 Miles

0 0.05 0.1 0.2 Kilometers

Scale: 1:4,514

TAB

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Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
422386	N/A	11L073E3	SAVAGE HARBOUR	ANTHONY MICHAEL & SOPHIA SAUER 39 BATTERY POINT RD STRATFORD PE C1B 2K8

School District: 3005
Work Unit: 3005
Lot/Township #: 38
School Unit #: 4

Parcel & Lease

Account Status: A
Farm Quality: N
Municipality: East River
Region Number: 2
Assessor: REARDON ANDREW
% in Municip: 100
Spec Prop Code:
MHI Number:
Owner ID Code:
Ownership Code: A01
Tax Exempt Code:

Acreage

9.5

Assessment Values (2026)

		Taxable
Commercial:	$0.00	$0.00
Non-Commercial:	$85,300.00	$85,300.00
Residental:	$0.00	$0.00
Farm:	$0.00	$0.00

Buildings

Line No: **Building Type:**

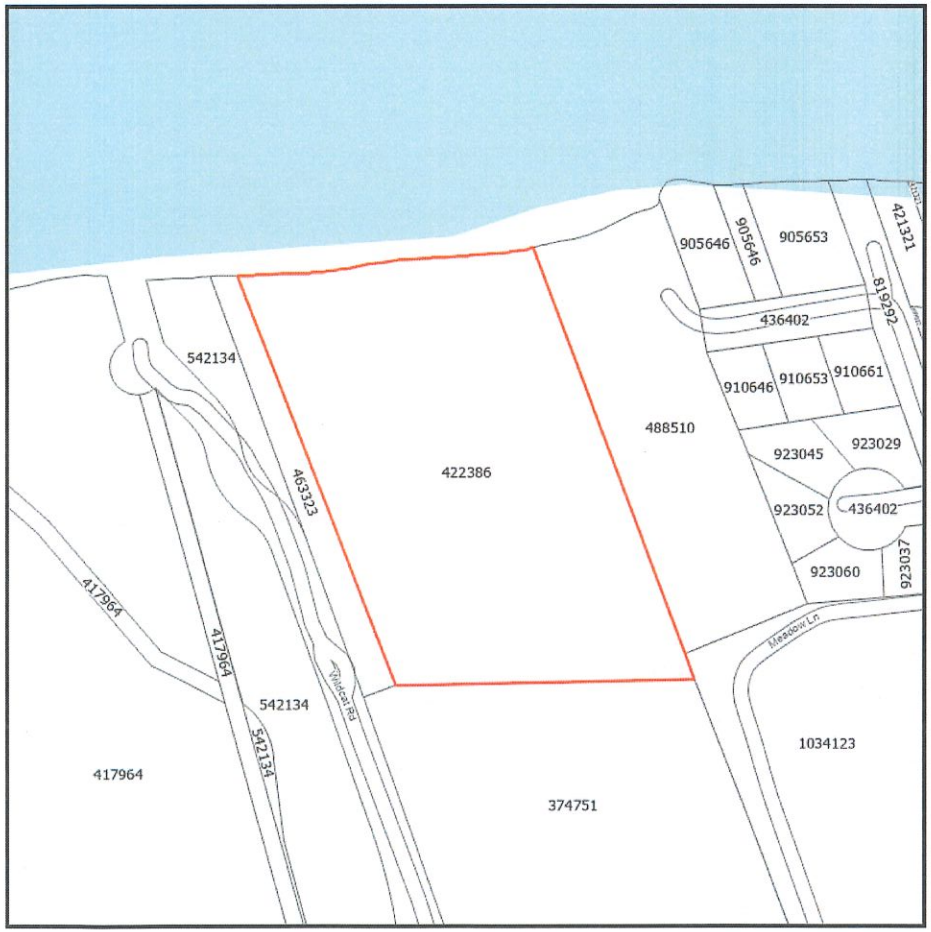
Designated Taxpayer & Mailing Address

ANTHONY MICHAEL & SOPHIA SAUER
STRATFORD PE
C1B 2K8

Dates

Last Inspection: 18-JAN-93
Last Owner Chg: 02-DEC-24
Initially Filed: 01-JAN-00
Dormant:

Map



Parcel

422386

Original Parcel Number

N/A

Property Location

--

Owner Name

ANTHONY MICHAEL & SOPHIA SAUER

Acreage

9.5

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
422386	N/A	11L073E3	SAVAGE HARBOUR	ANTHONY MICHAEL & SOPHIA SAUER 39 BATTERY POINT RD STRATFORD PE C1B 2K8

DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber /Book	Folio /Page	Consideration
2024	DEED	11	2501	2259		$285,000.00
2017	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	871	2164		
2014	MORTGAGE	51	1822	2136		
2014	EASEMENT, RIGHT-OF-WAY	22	1821	2136		
2014	RELEASE OF RIGHT OR INTEREST, CONSENT TO TRANSFER PROPERTY, SURRENDER OF LEASE, ASSIGNMENT OF LEASE	28	1820	2136		
2009	EASEMENT, RIGHT-OF-WAY	22	1365	2074		

SURVEY PLANS

Parcel Number	Plan
422386	34354
422386	36570
422386	N8 36570

TAB

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Island Regulatory & Appeals Commission

irac.pe.ca/lands/land/lpa-applications-databank/?parcelAlteration=422386

PRINCE EDWARD ISLAND
Regulatory & Appeals Commission
Commission de réglementation et d'appels
ÎLE-DU-PRINCE-ÉDOUARD

Prince Edward Island

LPA Applications Databank

You are here: Home / Lands / LPA Applications Databank

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):
422386 Search

No match found!

TAB

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Gerald McMillan

From: Gerald McMillan
Sent: Thursday, September 17, 2026 10:54 AM
To: Sauer, Tony
Subject: Deniel of Subdivision application - Property # 422386 - Wildcat Road- Wild Harbour
Attachments: Case-57244-Deniel Letter.pdf

Hi Tony:

The Department of Transportation, Infrastructure and Energy advised me that the Wildcat Road is classified as a Seasonal Class 2 Highway and further subdivision of lots along it could not be permitted pursuant to Section 33(2) of the Roads Act Highway Access Regulations. Therefore, I had no alternative but to deny your application in accordance with Section 3(4) and 5(d) of the Planning Act Subdivision and Development Regulations.

A copy of the denial letter is attached. I will send you the original letter in the mail.

Regards,

Gerald McMillan
Property Development Officer
Department of Land and Environment
31 Gordon Dr
Charlottetown, PEI
C1A 6B8

September 17, 2026

Mr. & Mrs. Tony Sauer
39 Battery Point Road
Stratford, PEI
C1B 2K7

Dear Mr. & Ms. Sauer:

Re: Case# 57244 – Subdividing for four lots- Property # 422386- Wildcat – Road - Wild Harbour

The Department of Land and Environment has completed evaluation of your application requesting permission to subdivide four lots from property # 422386 in the community of Wild Harbour.

The Department of Transportation, Infrastructure and Energy has advised that the Wildcat Road is classified as a Seasonal Class 2 Highway and further subdivision of lots along it is not permitted pursuant to Section 33(2) of the Roads Act Highway Access Regulations. Therefore, we have no alternative but to deny your application pursuant to Subsection 3(4) and 5(d) of the Planning Act Subdivision and Development Regulations. Section 3(4) states: Notwithstanding any other provisions of these regulations, no development permit shall be issued in respect of a development involving the change of use of an entrance way or the creation of an entrance way to any highway where an entrance way permit is required unless an entrance way permit has first been granted by the Minister of Transportation and Public Works; and, Section 5(d) which states: No approval shall be given pursuant to these regulations until the following permits or approvals have been obtained as appropriate (d) where pursuant to the Roads Act, and entrance way permit or approval is required, the required permit or approval has been obtained

We regret any inconvenience caused by this decision. However; if you feel you have adequate grounds, you may appeal to the Island Regulatory and Appeals Commission. P.O. Box 577, Charlottetown, PEI, C1A 7L1. Also, should you wish to appeal, your request for a hearing must be submitted within 21 days of the date of this letter or the Commission is under no obligation to hear your appeal.

Sincerely yours,

Gerald McMillan
Property Development Officer
31 Gordon Dr.
Charlottetown, PEI
C1A 6B8

CC: Brett Wallace
Department of Transportation Infrastructure & Energy

Gerald McMillan

From: Brett Wallace
Sent: Wednesday, September 16, 2026 1:19 PM
To: Gerald McMillan
Cc: Jeff Sampson
Subject: RE: Case# 57244 - - Property # 422386 - Wildcat Road (4805.30/2026-K-009)

Hi Gerald,

In addition, the Wildcat Road is also classified as a Seasonal Class 2 Highway, so further subdivision along this road would not be permitted as per section 33.(2) of the Highway Access Regulations.

Regards,

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

From: Jeff Sampson <JJSAMPSON@gov.pe.ca>
Sent: Wednesday, September 16, 2026 11:22 AM
To: Gerald McMillan <GTMCMILLAN@gov.pe.ca>
Cc: Brett Wallace <bawallace@gov.pe.ca>
Subject: RE: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour

Doesn't look like the PID contacts wildcat Rd.

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

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the 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: Gerald McMillan <GTMCMILLAN@gov.pe.ca>
Sent: Wednesday, September 16, 2026 9:48 AM
To: Jeff Sampson <JJSAMPSON@gov.pe.ca>
Cc: Brett Wallace <bawallace@gov.pe.ca>
Subject: FW: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour

Hi Jeff:

I was doing some follow up on my outstanding file and I noticed that I have not received any comments from "Highway Access" on the attached application that I received from Tony Sauer. He's planning to subdivide property # 422386 in Wild Harbour into four lots for single unit dwelling use.

I didn't know who the file was assigned to so I'm sending this e-mail to you to check what stage it is at in your system.

Gerald

From: Gerald McMillan
Sent: Monday, July 6, 2026 1:39 PM
To: coastalproperty <coastalproperty@gov.pe.ca>
Subject: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour

Hi Guys:

We received the attached application from Anthony and Sophia Sauer requesting permission to subdivide property # 422386 into four lots for residential use.

Can you review this application and provide comments on the proposal

Regards,

Gerald McMillan
Property Development Officer
Department of Housing, Land & Communities
31 Gordon Dr
Charlottetown, PEI
C1A 7N8
Phone: (902) 368-4887
E-mail: gtmcmillan@gov.pe.ca

PART 5 - COLLECTOR HIGHWAYS

28. Application

This Part applies to collector highways. *(EC580/95)*

29. Minister may authorize entrance way

(1) The Minister may authorize placement of a new entrance way to a collector highway or the change of use of an existing entrance way to a collector highway.

Idem

(2) The Minister may authorize the placement of a new entrance way to a collector highway, or the change of use of an existing entrance way to a portion of a collector highway, in an area that has been designated for infilling in Schedule B-2. *(EC580/95; 373/05)*

PART 6 - LOCAL HIGHWAYS

30. Application

This Part applies to local highways. *(EC580/95)*

31. Minister may authorize entrance way

The Minister may authorize placement of a new entrance way to a local highway or the change of use of an existing entrance way along a local highway. *(EC580/95)*

PART 7 - SEASONAL HIGHWAYS

32. Application

This Part applies to seasonal highways. *(EC580/95)*

33. Issuing permit – Schedule D-1

(1) The Minister may issue an entrance way permit to authorize placement of a new entrance way to a seasonal highway listed in Schedule D-1 or to change the use of an existing entrance way along a seasonal highway listed in Schedule D-1.

Issuing permit – Schedule D-2

(2) The Minister may issue an entrance way permit to authorize placement of a new entrance way or to change the use of an existing entrance way to an existing parcel of land abutting a seasonal highway listed in Schedule D-2 for the purpose of

(a) the cultivation of a natural resource; or

(b) the development of only one single-unit dwelling as defined in the *Planning Act* Subdivision and Development Regulations (EC693/00). *(EC580/95; 141/24; 1122/25)*

Gerald McMillan

From: Gerald McMillan
Sent: Monday, July 6, 2026 1:39 PM
To: coastalproperty
Subject: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour
Attachments: Case-57244.pdf

Hi Guys:

We received the attached application from Anthony and Sophia Sauer requesting permission to subdivide property # 422386 into four lots for residential use.

Can you review this application and provide comments on the proposal

Regards,

Gerald McMillan
Property Development Officer
Department of Housing, Land & Communities
31 Gordon Dr
Charlottetown, PEI
C1A 7N8
Phone: (902) 368-4887
E-mail: gtmcmillan@gov.pe.ca

Gerald McMillan

From: Gerald McMillan
Sent: Thursday, June 25, 2026 9:23 AM
To: Environmental Land Management
Subject: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour
Attachments: SCC_57244_422386_APP.pdf

Hi Guys:

We received the attached application from Anthony and Sophia Sauer requesting permission to subdivide property # 422386 into four lots for residential use.

Can you review this application and provide comments on the proposal

Regards,

Gerald McMillan
Property Development Officer
Department of Housing, Land & Communities
31 Gordon Dr
Charlottetown, PEI
C1A 7N8
Phone: (902) 368-4887
E-mail: gtmcmillan@gov.pe.ca

Gerald McMillan

From: Gerald McMillan
Sent: Thursday, June 25, 2026 9:19 AM
To: HighwayAccess
Cc: Brett Wallace
Subject: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour
Attachments: SCC_57244_422386_APP.pdf

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Regards,

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Charlottetown, PEI
C1A 7N8
Phone: (902) 368-4887
E-mail: gtmcmillan@gov.pe.ca

Gerald McMillan

From: Gerald McMillan
Sent: Thursday, June 25, 2026 9:13 AM
To: Ahmad Z. Bhatti
Subject: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour
Attachments: SCC_57244_422386_APP.pdf

Hi Ahmad:

We received the attached application from Anthony and Sophia Sauer requesting permission to subdivide property # 422386 into four lots for residential use.
Can you review this application and advise if there would be any issues with the water quality for these residential lots.

Regards,

Gerald McMillan
Property Development Officer
Department of Housing, Land & Communities
31 Gordon Dr
Charlottetown, PEI
C1A 7N8
Phone: (902) 368-4887
E-mail: gtmcmillan@gov.pe.ca

Gerald McMillan

From: Ahmad Z. Bhatti
Sent: Wednesday, July 29, 2026 9:44 AM
To: Gerald McMillan
Subject: Re: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour

Hi Gerald,

Sorry I missed this email; the land is close to the shoreline, so it would be good to place the well away from the shoreline as far as possible. Successful domestic wells in the surroundings therefore no issues likely.

Thanks

Ahmad Zeeshan Bhatti, PhD, P.Eng.
Watershed Hydrogeologist
PEI Department of Land and Environment
4th Floor Jones Building, 11 Kent Street, Charlottetown, PE
Ph: 902 916 0725

From: Gerald McMillan <GTMCMILLAN@gov.pe.ca>
Sent: Thursday, June 25, 2026 9:13 AM
To: Ahmad Z. Bhatti <azbhatti@gov.pe.ca>
Subject: Case# 57244 - Anthony and Sophia Sauer- Subdividing four residential lots - Property # 422386 - Wildcat Road -- Savage Harbour/Wild Harbour

Hi Ahmad:

We received the attached application from Anthony and Sophia Sauer requesting permission to subdivide property # 422386 into four lots for residential use.
Can you review this application and advise if there would be any issues with the water quality for these residential lots.

Regards,

Gerald McMillan
Property Development Officer
Department of Housing, Land & Communities
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