

BEFORE THE ISLAND REGULATORY AND APPEALS COMMISSION

IN THE MATTER OF appeals pursuant to s.28 of the *Planning Act*,
RSPEI 1988 c. P-8 of Case #64073 and Development Permit No.
M-2023-0160 by Gailene Penny regarding PID #118471, located in
Souris West, Prince Edward Island

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

Stephen Flanagan
Legal Services
Justice and Public Safety
95 Rochford Street, PO Box 2000
Charlottetown, PE
C1A 4A9
**Solicitor for the Minister of
Housing, Land and Communities**

Gailene Penny
42 Sheep Pond Road
Souris West, PE
COA 2B0
Appellant

Kathryn Laura McIntosh
236 Souris River Road
Souris, PE
COA 2B0
Developer

Dwain Joseph MacAuley and
Rena Catherine MacAuley
40 Sheep Pond Road
Souris West, PE
COA 2B0
Property Owners

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2.	Approved Plan #64073B
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4.	Subdivision Application
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	c. Map of Lot 23-1
	d. Property Assessment filed January 1, 2000
	e. Parcel Illustration
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	g. Map of Land Parcel
	h. LIS Databank Search Results for PID# 118471, dated June 15, 2023
	i. Pre-Development and Subdivision Inspection Report

TAB

1

APPROVED
September 27, 2023
Dept. of Housing, Land & Communities
Per De Caroli

Lots 2023-1 for Residential (single unit dwelling) use only.

Subject To:

1. The sewage disposal system for Lots 2023-1 to be designed and installed to meet the Category I requirements of the Sewage Disposal Systems Regulations, with an assumed permeable soil depth of at least 60 centimeters.
2. Existing driveway access only unless otherwise approved by Department of Transportation and Infrastructure.
3. Any domestic wells should be drilled as far from the shoreline or bay as possible, a minimum of 70 meters to limit the risk of saltwater intrusion.

Notes:

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

#64073B

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#64073B

TAB

2



Housing, Land
and Communities

Logement, Terres
et Communautés



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

41, chemin Wood Islands
C.P. 1500, Montague
Île-du-Prince-Édouard
Canada C0A 1R0

September 27, 2023

Dwain & Rena MacAulay
40 Sheep Pond RD
Souris, PEI C0A 2B0

Dear Mr. & Mrs. MacAulay:

This will confirm that the Department of Housing, Land and Communities has granted preliminary approval for your application to subdivide lots for use from property #118471. Final approval will be subject to the following conditions:

- 1) The lot having a minimum frontage of 100 feet and a minimum area of 25,000 square feet with dimensions that will permit the lot to contain a 150 foot diameter circle within its boundaries.
- 2) The lot being surveyed by a qualified surveyor and at least eight 8 copies of the survey plan being submitted to our Department for approval stamping. The proposed lot(s) must be outlined in red.

Note: Under the Planning Act Subdivision & Development Regulations, this preliminary approval will expire 24 months from the date of this letter if you have not met the conditions listed.

Please be advised that any existing buildings must be shown on the survey plan and that the minimum building setback requirements to the new lot lines must comply with the Subdivision & Development Regulations.

If you have any questions in regards to this preliminary approval, feel free to contact me at ddcarroll@gov.pe.ca.

Sincerely,

Dean Carroll
Property Development Officer

RECORD COPY
DO NOT REMOVE

COORDINATE TABLE			
STA.	NAD83(CRS3) 2010. VELOCITY MODEL V6.0.0 EXPRESSED IN METRES	NORTHING	
No.	EASTING	NORTHING	
531	455195.451	699189.177	
532	455133.753	699158.591	
533	455112.306	699198.989	
534	455174.004	699229.574	

NOW OR FORMERLY
PROPERTY OF
CERRY WILLIAM (BILLY) PENNY
AND GALLENE MARIE PENNY
YEAR 2015, DOC #1475
PID NO. 696526

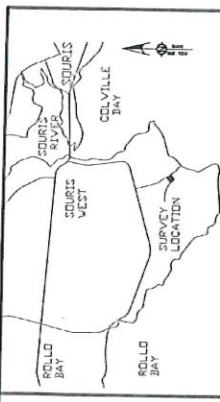
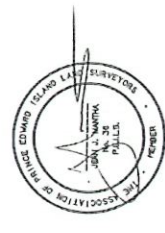
REFER TO PLAN BY
SOURIS WEST LOT 44
DRAWING NO. 11-029



REMAINDER
NOW OR FORMERLY
PROPERTY OF
DWIN MACAULAY AND
RENA MACAULAY
YEAR 2015, DOC #1945
PID NO. 118471

NOTE:
I, JEAN J. MANTHA, PRINCE EDWARD ISLAND 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:
THIS SURVEY WAS TIED INTO PREVIOUS ADJACENT SURVEY
BASED ON THE DOUBLE STEREOGRAPHIC PROJECTION SYSTEM
ALL COORDINATES AND DISTANCES ARE EXPRESSED IN METERS.



KEY PLAN : NOT TO SCALE

APPROVED
September 27, 2023
Dept. of Housing, Land & Communities
Per *[Signature]*

Lot 2023-1 for Residential (single unit dwelling) use only.

Subject To:

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2. This subdivision approval has been issued as a geographically which does not have land zoning. The area may include existing or future residential, commercial, agricultural, forestry, fishing, education, tourism, industrial or institutional uses which may influence the use of the site for which the approval has been issued.
3. The subdivision approval granted herein is permission to divide land. Subdivision approval should not be interpreted as including approval of the location of structures that are currently on the property.

#64073B

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

REV. No.	REVISIONS	CHD

MANHATA LAND SURVEYS INC.

130 MYRTLE STREET
STANFORD, P.E.I.
C1B 1P4
Phone 902-558-4684

RECEIVED
SEP 28 2023

PLAN SHOWING LOT 2023-1

PROPERTY OF
DWIN MACAULAY AND RENA MACAULAY
(PARCEL No. 118471)

LOCATION	SOURIS WEST LOT 44 KINGS CO., P.E.I.
----------	---

SCALE	1:200 (m=40)
FILE	23-11-40
DATE	SEPTEMBER 21, 2023
DWG. No.	M-23-222

DWN, BTP, D.P.P. CHECKED: J.J.M.

TAB

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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 P.E.I. (name of City, Town or Community) on the 27th day of September, 2023, wherein the Minister/Community Council made a decision to Subdivision.
I tried to obtain a copy of the planning decision without
success. (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)

Farm land has been used for Agriculture for the
past 200 yrs. I have lived in Sheep Pond for 60 yrs.
& on our existing property for 40 yrs.
(See attached document for further info.)

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)

Stop one of our most valuable resource (Farmland)
from being turned over for Subdivision, once land
is gone its gone.
(See attached document for info.)

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

Name(s) of Appellant(s): Gailene Penny Signature(s) of Appellant(s): Gailene Penny
Please Print

Mailing Address: 112. Sheep Pond Rd. City/Town: Souris West
Province: P.E.I. Postal Code: C0A-2B0

Email Address: Gailene.penny@hotmail.com, Telephone: 902-687-3698

Dated this 19 day of October, 2023
day month year

IMPORTANT

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

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

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

Our big issues/concerns are it seems things have not been handled properly. Mine home is close to our residence which we have owned & lived for past 40 yrs.

Driveway attached to our property line. Ditch was full of water up to our front lawn. Which is where our sewer system is located. It flooded for days until we notified authorities and what appears to be once again guidelines and laws not being followed.

We're concerned the driveway which is attached to the property line - this allowed for the run-off causing the fire mentioned flood. It seems we are the people who will suffer from all the above concerns not to mention that it may cause us property damage and certainly property value.

Surely you can understand if this development has started with no communication or concerns to us what appears to be total lack of following guidelines or rules how this will affect us from property damage/value.

Which causes us even greater concern. We know this developer is requesting more permits which will affect even more of our storm lands.

We know this developer is requesting
more permits which will affect even
more of our valuable farmland.

Thank you for taking the time to read
& listen to our concerns.

Gulene Penay

princeedwardisland.ca

Today
7:12 PM

Edit

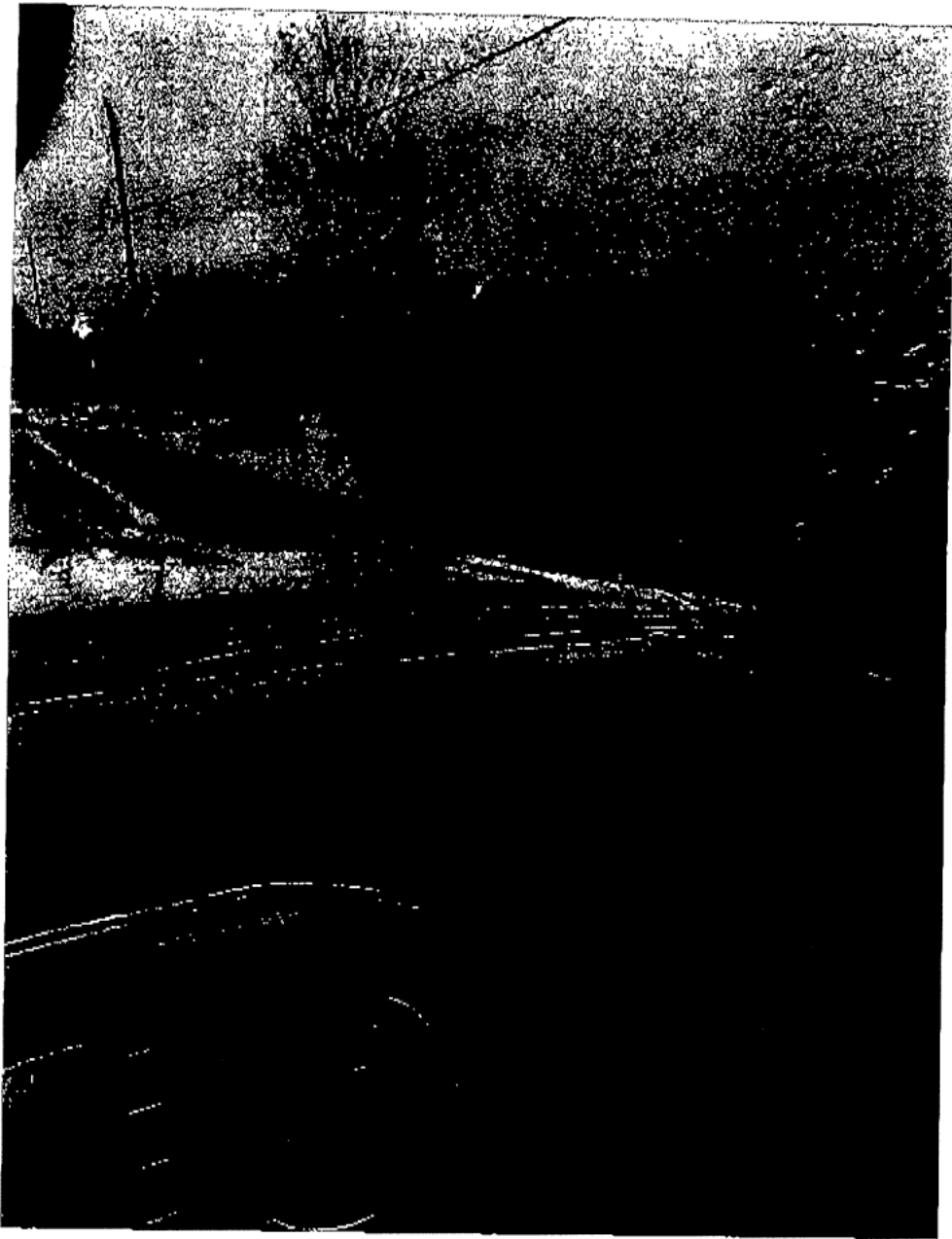


Mini-home				Mini-home			
100859	41 Chapel Avenue, SOURIS	Others	Demolition of house damaged by fire.	100859	41 Chapel Avenue, SOURIS	Others	Demolition of house damaged by fire.
100859	41 Chapel Avenue, SOURIS	Others	Consolidate 3 lots in to 1	100859	41 Chapel Avenue, SOURIS	Others	Consolidate 3 lots in to 1
118471	154 SHEEP POND RD, SOURIS WEST	Development Permits	Residential, Residential (Single Unit Dwelling)	118471	154 SHEEP POND RD, SOURIS WEST	Development Permits	Residential, Residential (Single Unit Dwelling)
118471	154 SHEEP POND RD, SOURIS WEST	Subdivision	Residential Single	118471	154 SHEEP POND RD, SOURIS WEST	Subdivision	Residential Single
110502	East Point Rd, South Lake, Township 47, PE C0A260, SOUTH LAKE	Subdivision	Replacement Approved Survey S09-2023(R) : shows the inclusion of the 30-foot right away as per owner.	110502	East Point Rd, South Lake, Township 47, PE C0A260, SOUTH LAKE	Subdivision	Replacement Approved Survey S09-2023(R) : shows the inclusion of the 30-foot right away as per owner.
810804	Trans Canada Hwy, SOUTH PINETTE	Development Permits	Residential, Residential (Single Unit Dwelling)	810804	Trans Canada Hwy, SOUTH PINETTE	Development Permits	Residential, Residential (Single Unit Dwelling)
525418	60 FOX LN	Subdivision	Residential				



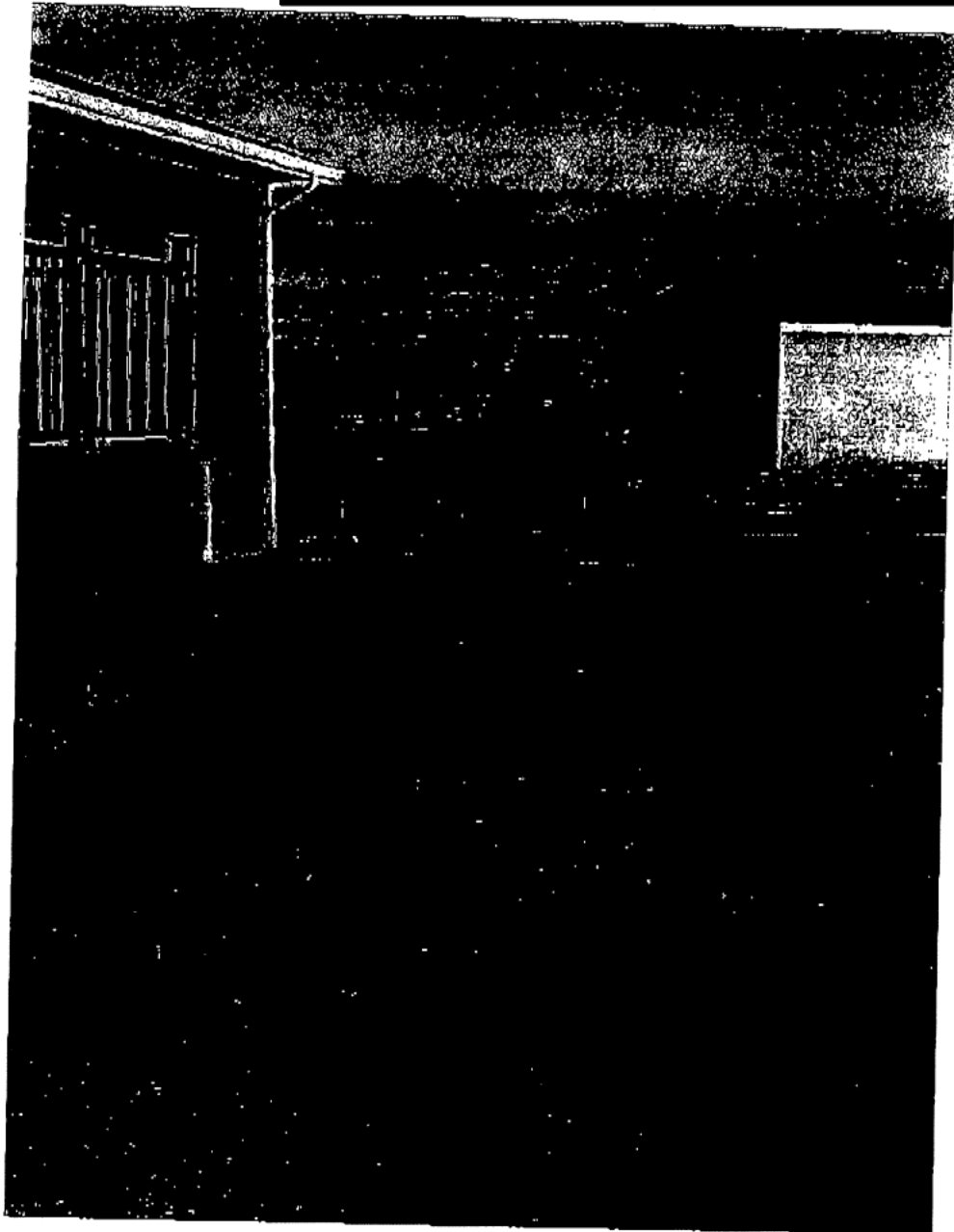
Sent from my iPhone

Oct. 19. 2023 3:24PM



Sent from my iPhone

Oct. 19. 2023 3:24PM



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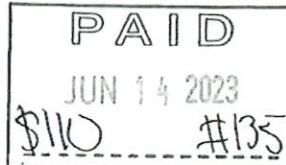
A

Subdivision of Land and Change of Use Application



This application is to be used for any of the following:

- 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



Office Use Only	
Sub. Case File #:	
Permit #:	64073
PID#:	118471
Permit Fee:	\$110
Received:	
PIC Verified:	<input type="checkbox"/>

Property Information:

Property Tax Number:	118471	Lot Number - if applicable:	
Civic Address Number:		Street Name:	Sheep Pond
Route No:		Community:	Souris West

Property Owner Information:

Full Legal Name: Dwain Joseph MacAulay Rena Catherine MacAulay				
Company Name:				
Street Address: 40 Sheep Pond Rd				
Community:	Souris West	Province:	P.E.I.	
		Postal Code:	C0A 2S0	
Email:	sheeppond@hotmail.com		Phone:	902 626 5638

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 ☒ Agricultural ☐ Aquaculture/Fisheries ☐ Forestry
☐ Recreational ☐ Resource ☐ Home-Based Business ☐ Other: _____

Proposed use of the land:

Residential Single-unit

Case # 64073

A. 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, please move onto B) SUBDIVISION OF LAND SECTION below

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

☒ Residential (Single-unit) ☐ Residential (Duplex) ☐ Residential (Multi-unit) ☐ Rental accommodation
☐ Commercial ☐ Industrial ☐ Institutional ☐ Agricultural ☐ 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 his location? _____
- Will there be onsite parking for staff? ☐ Yes ☐ No ☐ N/A
- Will there be shipping and/or receiving operations? ☐ Yes ☐ No ☐ N/A

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

B. SUBDIVISION OF LAND SECTION:

Are you looking to subdivide the parcel of land into multiple lots? ☐ Yes ☐ No

If yes, how many new lots are you looking to create?

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

If 6 or 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 well ☐ 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 PEL Lands Protection Act? ☐ Yes ☒ No

Declaration

I, Dwain MacAulay and Rena MacAulay 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 Subdivision of Land and Change of Use Application to proceed. This documented proof must be supplied at time of application.

Dwain MacAulay
Rena MacAulay

Date June 13 2023
Date June 13 2023
Date

Applicant:

Rena MacAulay

Date June 13/2023

Submit Applications To:

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

Office Use Only

SUBDIVISION & 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.....

=

=

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=

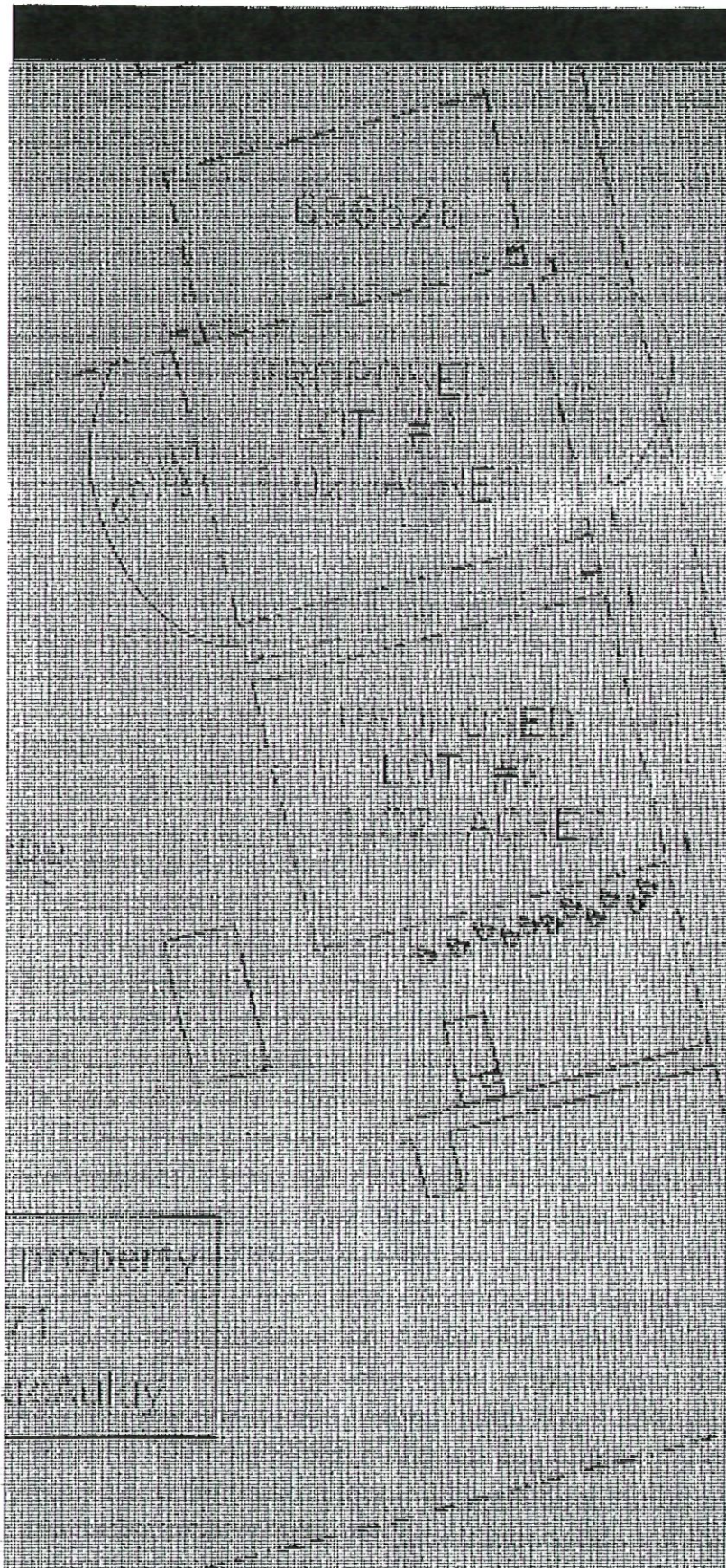
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Personal information on this form is collected under section 8 (1)(d) of the Planning Act. If you have any questions about the collection of personal information, you may contact landsdivision@gov.pe.ca for more information.

TAB

B



TAB C

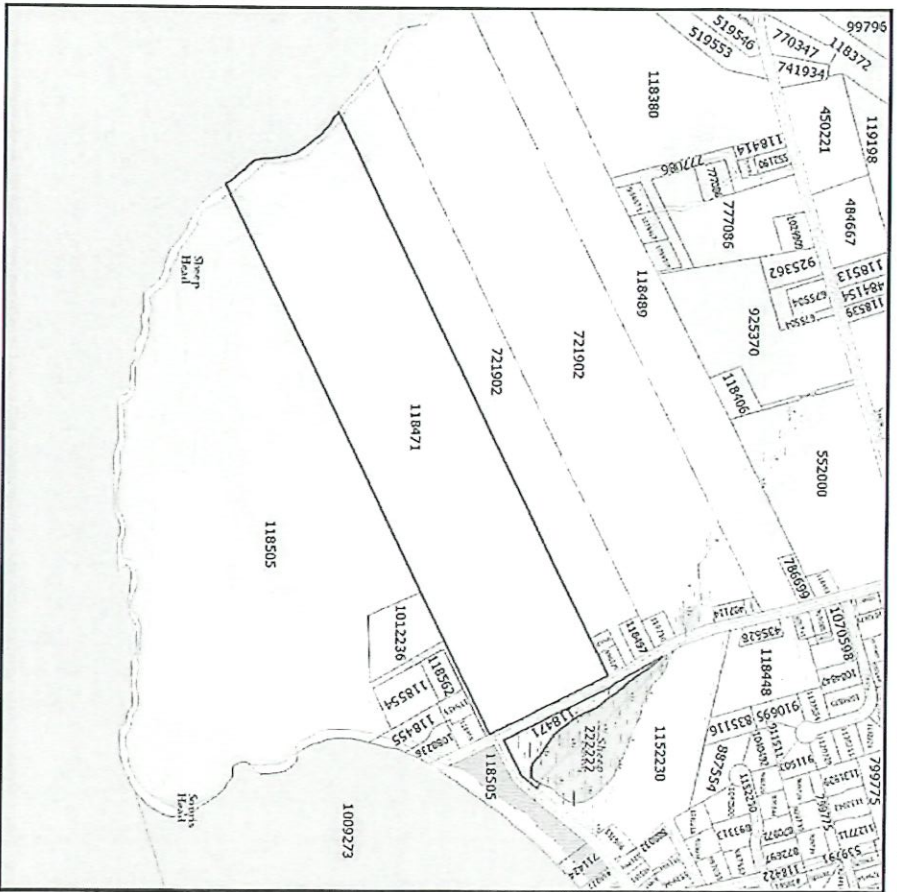
TAB
D

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
118471	118471-000	11L084C2/3	154 SHEEP POND RD SOURIS WEST	DWAIN & RENA MACAULAY 40 SHEEP POND RD SOURIS W PE C0A 2B0
School District:	3033			
Work Unit:	3033			
Lot/Township #:	44			
School Unit #:	4			

Parcel & Lease	Acreage	Assessment Values	Taxable	Designated Taxpayer & Mailing Address
Account Status:	A	Commercial:	\$0.00	DWAIN & RENA MACAULAY
Farm Quality:	BF	Non-Commercial:	\$318,500.00	SOURIS W PE
Municipality:	Souris West	Residential:	\$83,700.00	C0A 2B0
Region Number:	2	Farm:	\$100,900.00	Dates
Assessor:	MCCABE RONNIE			
% in Municip:	100			
Spec Prop Code:				Last Inspection: 14-OCT-08
MHI Number:				Last Owner Chg: 30-NOV-15
Owner ID Code:				Initially Filed: 01-JAN-00
Ownership Code:	A01			Dormant:
Tax Exempt Code:				

TAB E

Map



Parcel

118471

Original Parcel Number

118471-000

Property Location

154 SHEEP POND RD

Owner Name

DWAIN & RENA MACAULAY

Acreage

69.4

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.

TAB
F

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

Registry Information Listing

Section 5

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
118471	118471-000	11L084C2/3	154 SHEEP POND RD SOURIS WEST	DWAIN & RENA MACAULAY 40 SHEEP POND RD SOURIS W PE C0A 2B0

DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber/Book	Folio/Page	Consideration
2015	ESTATE DEED (EXECUTORS' OR ADMINISTRATORS' DEEDS)	12	1945	2147		\$0.00
2013	EASEMENT, RIGHT-OF-WAY	22	893	2118		
2013	DEED	11	892	2118		\$0.00
2013	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	891	2118		
2006	DEED	11	449	2023		\$0.00
2004	MORTGAGE	51	1302	404	24	
2004	EASEMENT, RIGHT-OF-WAY	22	1157	518	44	

SURVEY PLANS

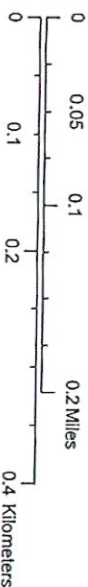
Parcel Number	Plan
118471	N8 37411

TAB
G

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

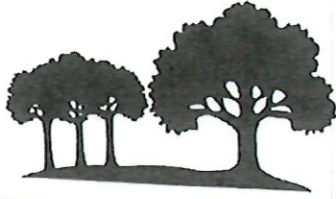
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community. Statistics Canada

-
- Legend:**
- Civic Address:** No, 2nd Arterial, Local 3
 - Property Boundary:** Yes, Infilling, Seasonal
 - Wetland:** Shared, L Access, Resource
 - Special Planning Area:** 15m Buffer, Collector, Ramp
 - Natural Area 2020:** Watercourse, Local 1, Federal
 - Residential:** Non-Des, Service, Remove
 - 250-day zone**
 - 5-year zone**
 - 25-year zone**
 - RESTRICTED**
- Scale:** 1:9,028
- 0 0.05 0.1 0.2 0.4 Miles**
- 0 0.1 0.2 0.4 Kilometers**



Scale: 1:9,028

TAB
H



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):

118471

No match found!

TAB

I



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated May 22-13)

This form is to be used for ALL development and subdivision files. If an existing file does not have a similar report included in the file, one must be created for it.

Section 1 – General Information

APPLICANT: Dustin & Berna MacAulay

LOCATION: Sauris West

SUBDIVISION CASE # 64073

DEVELOPMENT PERMIT # _____

PROPERTY # 118471

DATE OF INSPECTION: _____

Section 2 – Property Information

- a) Is the property Identified? Attach confirmation. ☒ No ☐ Yes
- b) Is the property in a Special Planning Area? ☒ No ☐ Yes _____
- c) Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes _____
- d) The property has a: ☐ stream ☐ wetland ☐ watercourse ☐ pond
☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
- e) Are there any existing structures on the property? ☒ No ☐ Yes (sketch)
- f) Existing land use Vacant Proposed land use Residential
- g) Has the coastal erosion rate been checked? ☒ NA ☐ No ☐ Yes _____ (attach)

Section 3 – Soil Categorization

- a) What is the soil categorization? I
- b) Previously Assessed? Yes, Case# _____, Assumed Permeable Soil 60cm
Assessor Mark Kichham, Registered Document 12180
Notes: KSSA-2013-075

Section 4 – Highway Information

- a) Name of highway Sheep Pond RD Route No. _____
- b) Highway classification ☐ Arterial ☐ Arterial 2 ☐ Seasonal ☐ Collector
☒ C1 ☐ C2 ☐ C3 ☐ Non-Essential
☐ Heritage ☐ Private ROW ☐ Subdivision Road
☐ Other _____
- c) How many lanes? ☒ one ☐ two ☐ more than 2
- d) Is an Entrance way permit required? ☒ No ☐ Yes
- e) Highway access (culvert) ☐ new culvert required ☒ use existing entrance
☐ re-locate existing entrance

TAB

J



Subdivisions
Site Assessment Print

PID: 118471 Parent PID:
Address: 154 SHEEP POND RD

Assessment Links

Subdivision Case: 64073 -

Building Permit: M-2023-0160

Septic Permit:

<u>Lot #</u>	<u>Proposed Use</u>	<u>Proposed SubUse</u>	<u>Particulars</u>	<u>Category</u>	<u>Soil Depth(cm)</u>
					0

Site Assessment Information

Assessment #: KSSA-2023-075

Reg Document #: 12980

Assigned User: Dean Carroll

Label: East lot

Assessment Type: Site Suitability Assessment

Status: Received

Assessed By: Mark Kickham

Date Received: 30-Aug-2023

Date Assessed:

Lot Category: I

Soil Depth: 60 CM

Latitude: 0.000000

Longitude: 0.000000

Assessment Fee: 300.00

Geolinc Fee: 0.00

Comments:

Applicants

Name: Dwain & Rena MacAulay

Address: 40 Sheep Pond RD Souris PEI C0A 2B0

Phone: Cell Phone: (902)626-5638, Cell Phone: (902)687-7088

TAB

5

Dean Carroll

From: Qing Li
Sent: Friday, June 30, 2023 12:00 PM
To: Dean Carroll
Subject: RE: Case-64073, PID#118471, Souris West

Recommend to have any domestic wells > 70 m from the closest shoreline or bay.

Qing Li M.Sc. P.Geo.
Hydrogeologist
Environment, Energy and Climate Action
902-368-4668

From: Dean Carroll <ddcarroll@gov.pe.ca>
Sent: Thursday, June 29, 2023 3:53 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>; Jeff Sampson <JJSAMPSON@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Qing Li <qli@gov.pe.ca>
Subject: Case-64073, PID#118471, Souris West

Good afternoon,

Please see the attached 1 lot subdivision file and provide comments where applicable.

Thank you,

Dean Carroll
Property Development Officer
Dept. of Housing, Land & Communities
Province of PEI
41 Wood Islands Road
Phone: (902) 838-0639
Email: ddcarroll@gov.pe.ca

Dean Carroll

From: Jeff Sampson
Sent: Thursday, July 13, 2023 10:20 AM
To: Dean Carroll; Dale Thompson; HighwayAccess; Qing Li
Subject: RE: Case-64073, PID#118471, Souris West

SSD OK

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: Dean Carroll <ddcarroll@gov.pe.ca>
Sent: Thursday, June 29, 2023 3:53 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>; Jeff Sampson <JJSAMPSON@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Qing Li <qli@gov.pe.ca>
Subject: Case-64073, PID#118471, Souris West

Good afternoon,

Please see the attached 1 lot subdivision file and provide comments where applicable.

Thank you,

Dean Carroll
Property Development Officer
Dept. of Housing, Land & Communities
Province of PEI
41 Wood Islands Road
Phone: (902) 838-0639
Email: ddcarroll@gov.pe.ca

Dean Carroll

From: Dale Thompson
Sent: Wednesday, August 2, 2023 2:25 PM
To: Dean Carroll
Subject: RE: Case-64073, PID#118471, Souris West

Hi Dean,
There are no protected features on the proposed lot so I have no concerns,
Tks, Dale

From: Dean Carroll <ddcarroll@gov.pe.ca>
Sent: Thursday, June 29, 2023 3:53 PM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>; Jeff Sampson <JJSAMPSON@gov.pe.ca>; HighwayAccess <highwayaccess@gov.pe.ca>; Qing Li <qli@gov.pe.ca>
Subject: Case-64073, PID#118471, Souris West

Good afternoon,

Please see the attached 1 lot subdivision file and provide comments where applicable.

Thank you,

Dean Carroll
Property Development Officer
Dept. of Housing, Land & Communities
Province of PEI
41 Wood Islands Road
Phone: (902) 838-0639
Email: ddcarroll@gov.pe.ca

TAB

6

28-Sep-2023



Montague

Development Permit

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

Permit No. M-2023-0160

Permission is hereby granted to Kathryn McIntosh, applicant thereof, to construct a Residential (Single-Unit) Dwelling structure on Provincial Parcel Number 118471, Lot 2023-1, located at 154 Sheep Pond Road in the community of Souris West, in accordance with the plans and information submitted, and subject to compliance with the provisions of all regulations under "The Planning Act", governing and affecting the development.

However, this permit does not in any way guarantee or ensure the title of the holder in the property described herein nor does it affect the holders liabilities, rights or privileges of ownership to such property.

This Permit expires twenty four (24) months from the date of issue.

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

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

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

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

Subject To: 1) Use of the existing highway access driveway only.

2) Structure being erected generally in accordance with the approved application sketch, while at least maintaining the minimum setbacks of 50 feet to the front yard property line (83 feet to the center of the road), and 15 feet to the side and rear yard property lines.

3) The sewage disposal system being designed in accordance with the Category I requirements of the Sewage Disposal Systems Regulations, with an assumed permeable soil depth of 60 cm.

4) Note: Additional approvals and/or permits may be required prior to the start of construction. This may include the requirement for a Building Permit and adherence to the National Building Code. For further information, please contact a Building Official at 902-368-5280.

Approved By:

Dean Carroll
Property Development Officer

TAB

7

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.ircac.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 Prince Edward Island (name of City, Town or Community) on the 28 day of September, 2023, wherein the Minister/Community Council made a decision to Denial of permit Permits Residential Residential (Single Unit Dwellings)
They to get copy of the planning Decision without success. (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)

From land has been used for Agriculture for past 200 yrs. I have lived in Sheep Pond for 60 yrs. on this property for 40 yrs. 20' up old Home & driveway in place before the development permit was approved. How is this possible? To have a building permit on property you do not own.

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)

Stop Single Residential Permits
Stop one of our most valuable resource (Farmland) from being turned over for Residential Development
Follow proper guidelines & rules. And all other reasons mentioned above.

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

Name(s) of Appellant(s): Gailene Penny Signature(s) of Appellant(s): Gailene Penny
Please Print
Mailing Address: 42 Sheep Pond Road City/Town: Souris West
Province: P.E.I. Postal Code: C0A-2B0
Email Address: gailene.penny@hotmail.com Telephone: 902-687-3698
Dated this 18 day of October, 2023
day month year

IMPORTANT

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

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

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

Our big issues/concerns are it seems things have not been handled properly - Mini home too close to our residence which we have owned + lived for past 40 yrs.

Driveway attached to our property line. Ditch was full of water up to our front lawn. Which is where our sewer system is located. It flooded for days until we notified authorities and what appears to be once again guidelines and laws not being followed.

We're concerned the Driveway which is attached to the property line + this allowed for the run off causing the fore mentioned flooding. It seems to us rules have been broken, guidelines not being followed + were the people who will suffer the most. From this home being established, the above concerns. Not to mention that it may cause us property damage + certainly property value.

Surely you can understand our concerns if this development has started with no communication or concerns to us. What appears to be total lack of following guidelines or rules. How will this affect us from property damage/value which causes us even greater concerns.

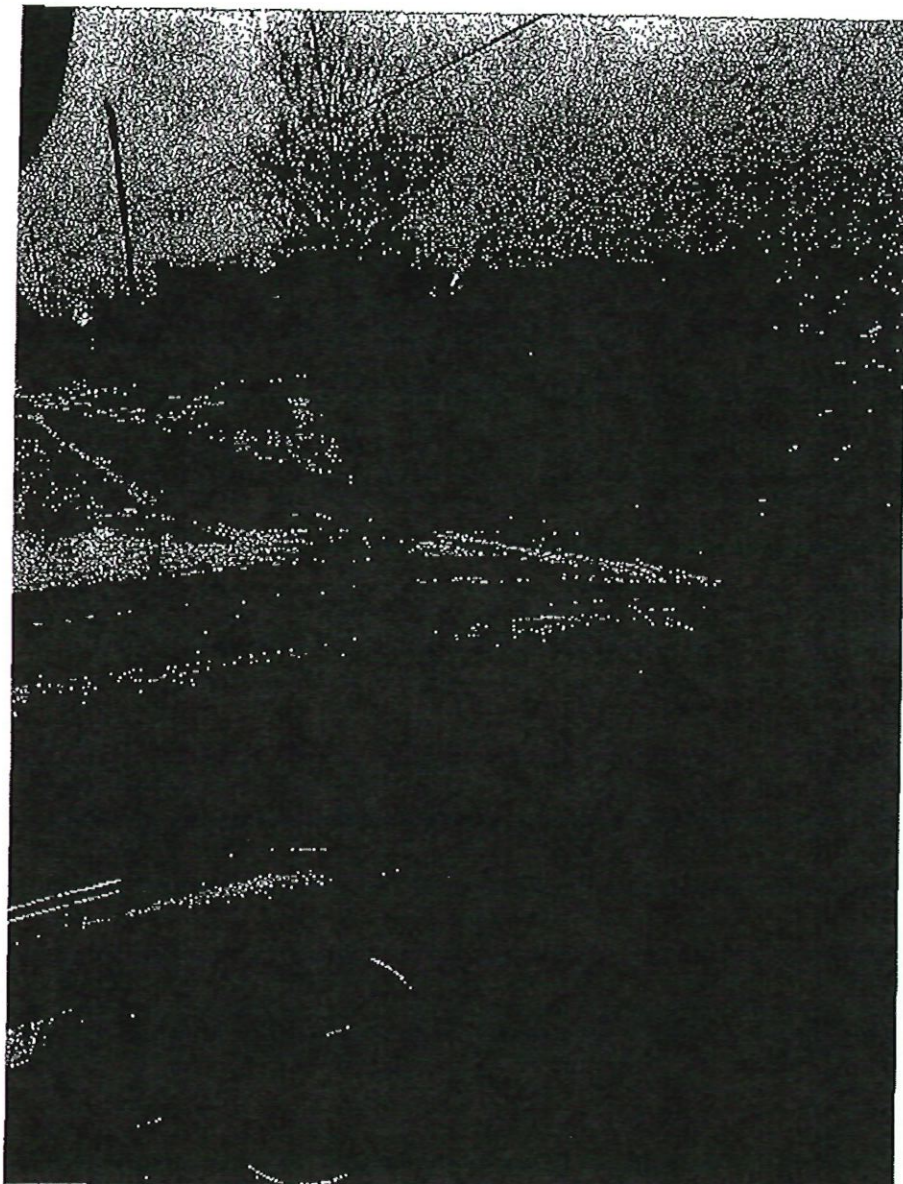
We know this developer is requesting
more permits which will affect even
more of our valuable farmlands.

Thank you for taking the time to read
+ listen to our concerns.

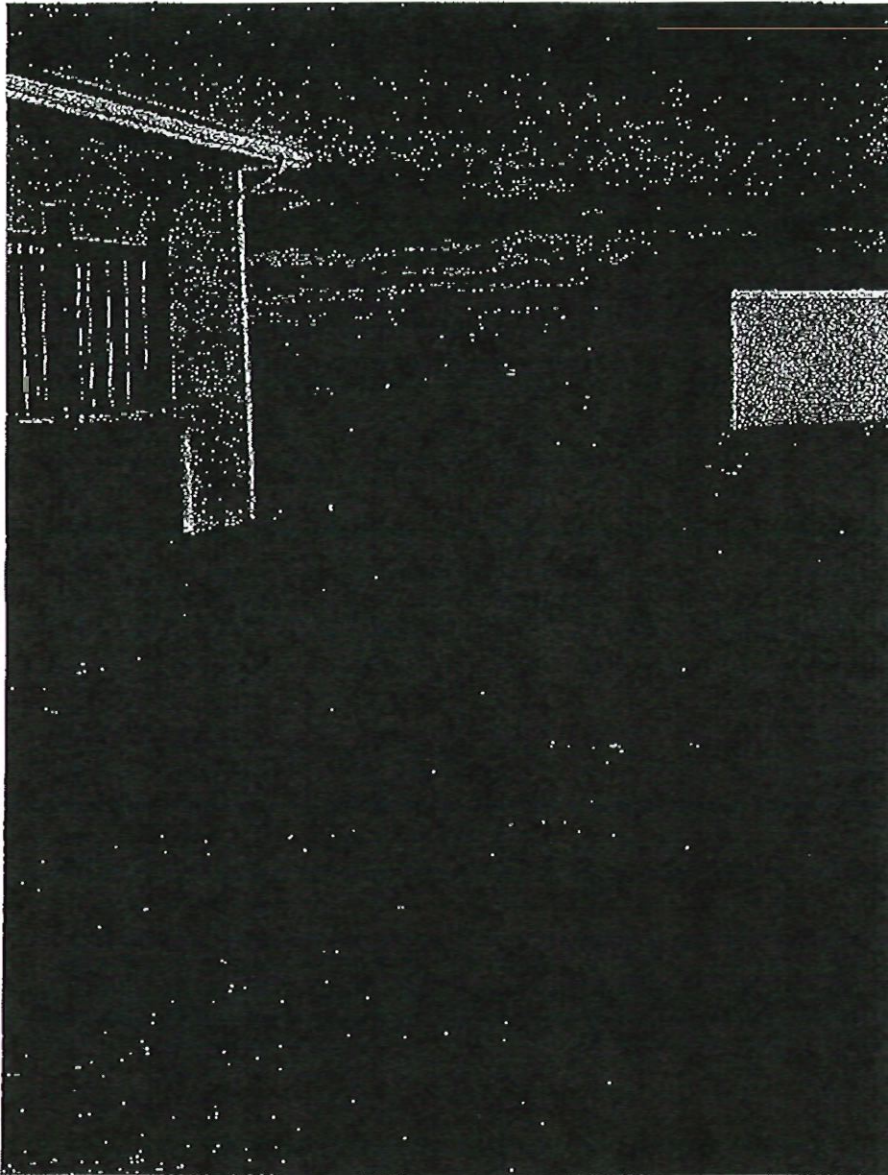
Gailene Penny

7:42				7:43			
AA princeedwardisland.ca				Today 7:42 PM Edit			
Main Home				Main Home			
100859	41 Chapel Avenue, SOURIS	Others	Demolition of house damaged by fire.	100859	41 Chapel Avenue, SOURIS	Others	Demolition of house damaged by fire.
100859	41 Chapel Avenue, SOURIS	Others	Consolidate 3 lots in to 1	100859	41 Chapel Avenue, SOURIS	Others	Consolidate 3 lots in to 1
118471	154 SHEEP POND RD, SOURIS WEST	Development Permits	Residential (Single Unit Dwelling)	118471	154 SHEEP POND RD, SOURIS WEST	Development Permits	Residential (Single Unit Dwelling)
118471	154 SHEEP POND RD, SOURIS WEST	Subdivision	Residential Single	118471	154 SHEEP POND RD, SOURIS WEST	Subdivision	Residential Single
110502	East Point Rd, South Lake, Township 47, PE COA2B0, SOUTH LAKE	Subdivision	Replacement Approved Survey S09-2023(R); shows the inclusion of the 30 foot right away as per owner	110502	East Point Rd, South Lake, Township 47, PE COA2B0, SOUTH LAKE	Subdivision	Replacement Approved Survey S09-2023(R); shows the inclusion of the 30 foot right away as per owner
810804	Trans Canada Hwy, SOUTH PINETTE	Development Permits	Residential (Single Unit Dwelling)	810804	Trans Canada Hwy, SOUTH PINETTE	Development Permits	Residential (Single Unit Dwelling)
625418	80 FOX LN	Subdivision	Residential				

Sent from my iPhone



Sent from my iPhone



TAB

8

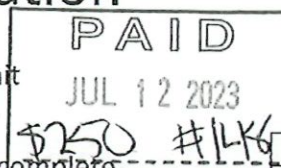
TAB

A

Development Permit Application



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



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

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

Office Use Only	
Sub. Case File #:	
Permit #:	
PID#:	
Permit Fee:	
Received:	
PIC Verified:	<input type="checkbox"/>

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

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

Property Information:

Property Tax Number: 1186471	Lot Number - if applicable:
Civic Address Number:	Street Name: Sheep Pond Rd

Property Owner Information:

Full Legal Name: Duain Joseph MacAulay Rena Catherine MacAulay		
Company Name:		
Street Address: 40 Sheep Pond Rd		
Community: Souris West	Province: P.E.I.	Postal Code: C0A 2B0
Email: sheeppond@hotmail.com	Phone: 902 626 5638	

Applicant Information if different from Owner:

Full Legal Name: Kathryn Laura McIntosh		
Company Name: N/A		
Street Address: 236 Souris River Rd		
Community: Souris	Province: PE	Postal Code: C0A 2B0
Email: Katm01@hotmail.ca	Phone: 902-846-0653	

M-2023-0160

What is the property currently used for?

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

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

How will the new proposed structure receive sewer services?

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

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

The current land useage is an empty field

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

Please describe the use of each building in detail:

House Single house hold dwelling
One Garage

One Storage building under current PEF land tax

The lot will be separate after the subdivision approval

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

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

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

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

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

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

After subdivision approval, the development will be a single residence with one dwelling

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

Width (ft):	16	Number of Storeys:	1
Depth (ft):	64	Main Floor Area (ft ²):	1024
Height of Structure:		Total Floor Area (ft ²):	

What type of foundation are you proposing for the structure?

☐ Standard Concrete ☐ Insulated Concrete Form (ICF) ☐ Wood Posts ☐ Other: Shale Gravel Pad

What siding material are you proposing for the structure? Vinyl

What roofing material are you proposing for the structure? Steel

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

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

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

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

--

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

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

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

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

Declaration

I, _____ 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.

X *Dwain McAuley*
X *[Signature]*

Date X *July 11/2023*
Date X *July 11/23*
Date

Applicant:

X *Kathleen M. Stinson*

Date X *July 11/23*

Submit Applications To:

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

Office Use Only	
DEVELOPMENT PERMIT FEES	
Residential (\$250)	=
Industrial/Commercial/Institutional/Recreational (\$600)	=
Resource (\$500)	=
Other Applicable Fees	=
Total	=

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

TAB
B

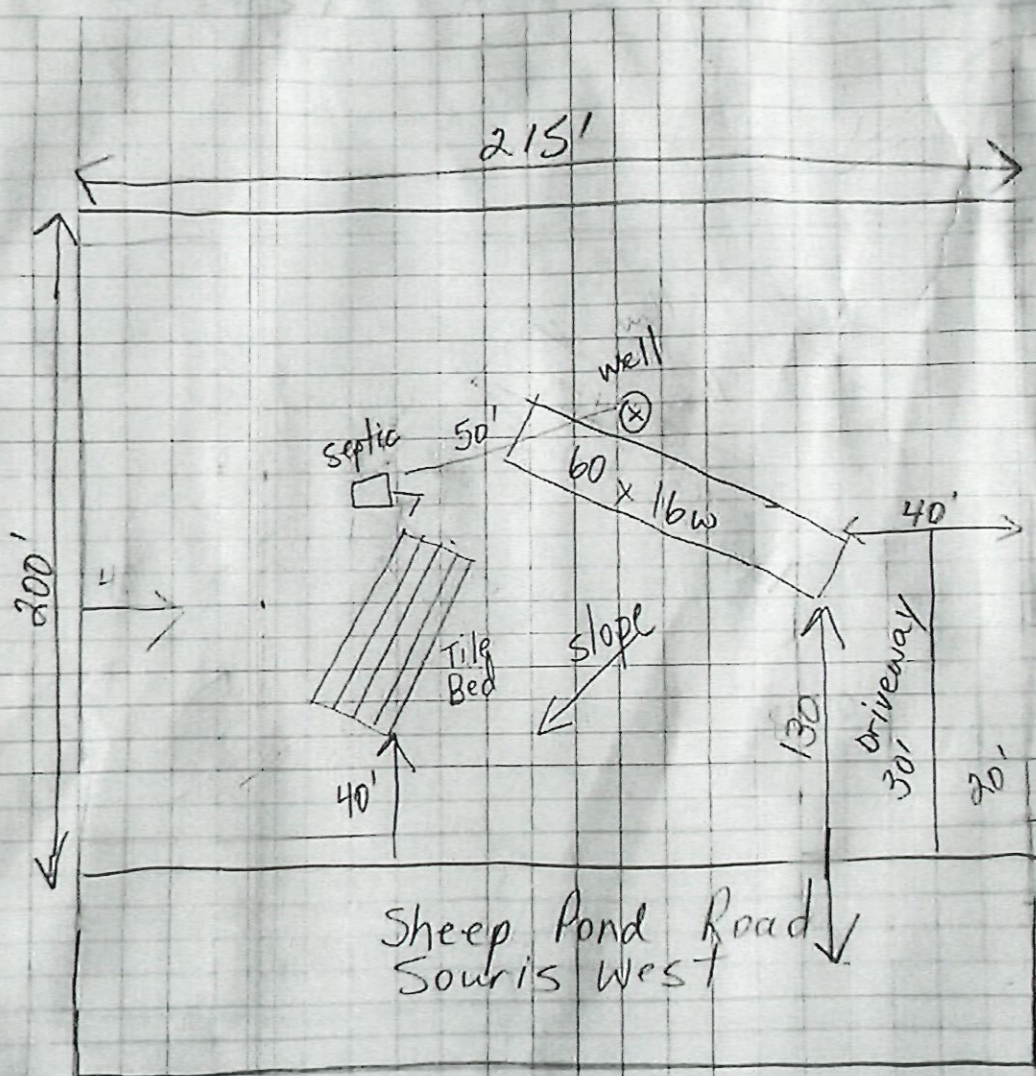
Development Permit Application Sketch

Pursuant to the Planning Act

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

- ☒ All Property lines with their lengths (in ft)
- ☒ Road(s), including their name(s)
- ☒ All Buildings with their sizes listed (in ft)
- ☒ Distance from centre of road to building (in ft) (130)
- ☒ Distance from buildings to property lines (in ft) (40)
- ☒ Distance from septic tank/field to property lines (in ft) (40)
- ☒ Distance from well to building (in ft) (2)

- ☒ Show any watercourse, wetlands, top of bank, or sand dune located on the property
- ☒ Distances from watercourse, top of bank, or sand dune to any structures (building or septic) (in ft) (NA)
- ☒ Arrow showing the natural slope of the land
- ☒ Distance from the centre of driveway to the nearest neighbouring property line (in ft) (35)
- ☒ Distance between well and septic system (in ft) (50)



Kathryn McIntosh

Property Owner's Signature or Applicant

Sep 11/23

Date

TAB

C



Sources: ERI HERE Garlin Intermn Increment B Core CERCO IUECC EAO INC NIDCAN C-0-- ZEN K-1-1 W-2-1

Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

1

250-day zone

5-YEAR ZONE

1000

25-year zone

TAB
D

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

Property Assessment Information Listing

Section 1

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address	
118471	118471-000	11L084C2/3	154 SHEEP POND RD SOURIS WEST	DWAIN & RENA MACAULAY 40 SHEEP POND RD SOURIS W PE COA 2B0	
School District:	3033				
Work Unit:	3033				
Lot/Township #:	44				
School Unit#:	4				
Parcel & Lease	Acreage	Assessment Values	Taxable	Designated Taxpayer & Mailing Address	
Account Status:	A	69.4	Commercial: \$0.00	\$0.00	DWAIN & RENA MACAULAY
Farm Quality:	BF		Non-Commercial: \$332,700.00	\$318,500.00	SOURIS W PE
Municipality:	Souris West		Residential: \$97,900.00	\$83,700.00	COA 2B0
Region Number:	2		Farm: \$115,100.00	\$100,900.00	Dates
Assessor:	MCCABE RONNIE				
% in Municip:	100				Last Inspection: 14-OCT-08
Spec Prop Code:					Last Owner Chg: 30-NOV-15
MHI Number:					Initially Filed: 01-JAN-00
Owner ID Code:					Dormant:
Ownership Code:	A01				
Tax Exempt Code:					

TAB E

Parcel Illustration

Section 2

Parcel

118471

Original Parcel Number

118471-000

Property Location

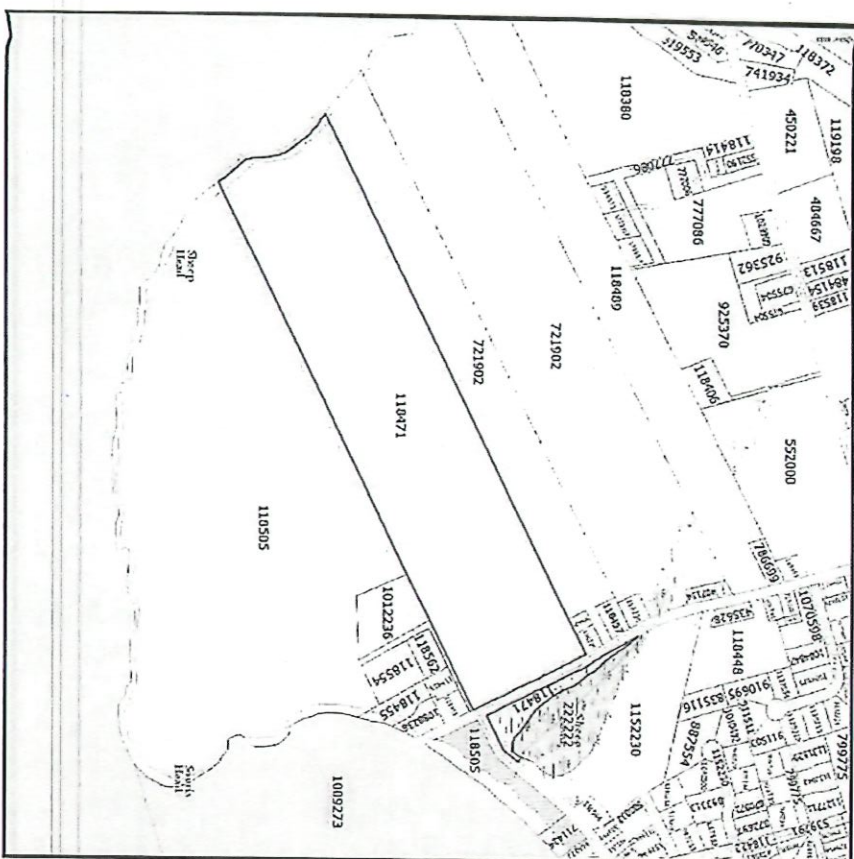
154 SHEEP POND RD

Owner Name _____

DWINN & RENA MACCAULAY

Acreage

69.4



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.

TAB

F

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

Registry Information Listing

Section 5

Parcel	Original Parcel Number	Map #	Property Location	Owner Name & Mailing Address
118471	118471-000	11L084C2/3	154 SHEEP POND RD SOURIS WEST	DWAIN & RENA MACAULAY 40 SHEEP POND RD SOURIS W PE C0A 2B0

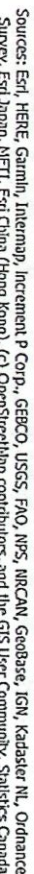
DOCUMENTS FILED ON PARCEL

Year	Description	Type	Document Number	Liber/Book	Folio/Page	Consideration
2015	ESTATE DEED (EXECUTORS' OR ADMINISTRATORS' DEEDS)	12	1945	2147		\$0.00
2013	EASEMENT, RIGHT-OF-WAY	22	893	2118		
2013	DEED	11	892	2118		\$0.00
2013	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	891	2118		
2006	DEED	11	449	2023		\$0.00
2004	MORTGAGE	51	1302	404	24	
2004	EASEMENT, RIGHT-OF-WAY	22	1157	518	44	

SURVEY PLANS

Parcel Number	Plan
118471	N8 37411

TAB
G



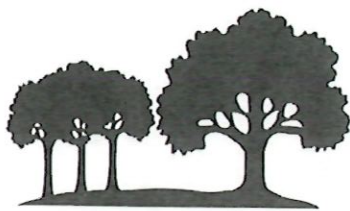
This map is not intended for legal description or to calculate exact land dimensions.

1010

Scale: 1:9,028

TAB

H



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):

118471

No match found!

TAB

I



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated May 22-23)

This form is to be used for ALL development and subdivision files. If an existing file does not have a similar report included in the file, one must be created for it.

Section 1 – General Information

APPLICANT: Kathryn McIntosh

SUBDIVISION CASE # _____

PROPERTY # 118471

LOCATION: Saur's West

DEVELOPMENT PERMIT # M-2023-0160

DATE OF INSPECTION: _____

Section 2 – Property Information

- a) Is the property identified? Attach confirmation. ☒ No ☐ Yes
- b) Is the property in a Special Planning Area? ☒ No ☐ Yes
- c) Is the property in a municipality with its own official plans and bylaws? ☒ No ☐ Yes
- d) The property has a: ☐ stream ☐ wetland ☐ watercourse ☐ pond
☐ primary sand dune ☐ secondary sand dune ☐ Other: _____
- e) Are there any existing structures on the property? ☒ No ☐ Yes (sketch)
- f) Existing land use Vacant Proposed land use Residential
- g) Has the coastal erosion rate been checked? ☒ NA ☐ No ☐ Yes (attach)

Section 3 – Soil Categorization

- a) What is the soil categorization? I
- b) Previously Assessed? Yes Case# _____ Assumed Permeable Soil 60cm
- Assessor Mark Hickham Registered Document 12F60
- Notes: 155A-2023-075

Section 4 – Highway Information

- a) Name of highway Shoep Pond RD Route No. _____
- b) Highway classification ☐ Arterial ☐ Arterial 2 ☐ Seasonal ☐ Collector
☒ C1 ☐ C2 ☐ C3 ☐ Non-Essential
☐ Heritage ☐ Private ROW ☐ Subdivision Road
☐ Other _____
- c) How many lanes? ☐ one ☐ two ☐ more than 2
- d) Is an Entrance way permit required? ☒ No ☐ Yes
- e) Highway access (culvert) ☐ new culvert required ☒ use existing entrance ☐ re-locate existing entrance
- f) Does the proposed entrance way meet the sight distance requirements? ☐ No ☒ Yes ☐ NA
- g) Special Conditions: _____
- h) TIR comments (if applicable): _____

over →