

RECORD FILED BY CLARE FAGAN
IN THE MATTER OF CLARE FAGAN. V. CITY OF SUMMERSIDE
DOCKET NO. #LA21025

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Appellant

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Clare Fagan <cfagan2@gmail.com>

188 Putters Street

Mayor Basil Stewart <basil.stewart@city.summerside.pe.ca>

To: Clare Fagan <cfagan2@gmail.com>, Aaron MacDonald <aaron.macdonald@city.summerside.pe.ca>

Cc: Neville Brisson <nevbrisson@yahoo.ca>, Mayor Basil Stewart <basil.stewart@city.summerside.pe.ca>, Councillor Bruce MacDougall <bruce.macdougall@city.summerside.pe.ca>, Gordon MacFarlane <gordon.macfarlane@city.summerside.pe.ca>, Rob Philpott <rob.philpott@city.summerside.pe.ca>, Mike Straw <mike.straw@city.summerside.pe.ca>, Xiaomeng Xu <Xiaomengxu@hotmail.com>, Sarah Huang <sarahfrombudee@gmail.com>

Sun, Mar 27, 2022 at 1:49 PM

Thank you Clare for the copy of your email regarding your concerns about the properties on Putters St.

We all on Council and staff try our best to meet all of the requirements with all developments taking place within our City of Summerside.

This past couple of yours here in the City, we all saw a tremendous amount of new developments and construction. Our staff did their best to process the requests of the new developments and made sure they followed the City of Summerside building By Laws.

There may and I say may, have been Provincial and Federal Building Code regulations that were the responsibility of the other two orders of government .

And may have been disputes between the developer and the home owners about certain aspects of the construction . As mentioned above, our staff try to do their best to ensure all regulation on developments are followed.

Also , this coming week , we will see if that construction trailer can be removed from that area .I am not sure who owns the lot where that construction trailer is located.

Again thank you for the copy of your email.

Thank you ,
Mayor Basil

Question: IS DOING THEIR BEST GOOD ENOUGH?
SHOULD THE CITY + STAFF NOT
BE DOING THEIR DUE DILIGENCE?

Sent from my Galaxy

----- Original message -----

From: Clare Fagan <cfagan2@gmail.com>

Date: 2022-03-25 7:08 a.m. (GMT-04:00)

To: Aaron MacDonald <aaron.macdonald@city.summerside.pe.ca>

Cc: Neville Brisson <nevbrisson@yahoo.ca>, Mayor Basil Stewart <basil.stewart@city.summerside.pe.ca>, Councillor Bruce MacDougall <bruce.macdougall@city.summerside.pe.ca>, Gordon MacFarlane <gordon.macfarlane@city.summerside.pe.ca>, Rob Philpott <rob.philpott@city.summerside.pe.ca>, Mike Straw <mike.straw@city.summerside.pe.ca>, Xiaomeng Xu <Xiaomengxu@hotmail.com>, Sarah Huang <sarahfrombudee@gmail.com>

Subject: Re: 188 Putters Street

CAUTION: Executable Attachment Detected

August 17, 2020

Moved by Councillor _____

Seconded by Councillor _____

Resolution:

Carried	
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For	
-----	--

Defeated	
----------	--

Against	
---------	--

WHEREAS an application was received from MacDuff Holdings Inc. for a zoning amendment for a portion of PID # 1102318 from Low Density Mixed Residential (R2) zone to High Density Residential (R4) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment 228, a bylaw to amend the *City of Summerside Zoning Bylaw*, was read and declared as read at two separate meetings of Council held on different days;

BE IT RESOLVED THAT zoning bylaw amendment 228, a bylaw to amend the *City of Summerside Zoning Bylaw* be hereby formally adopted.

ZONING AMENDMENT 228
A BYLAW TO AMEND THE CITY OF SUMMERSIDE ZONING BYLAW

The Council of the City of Summerside under authority vested in it by Section 18 and Section 19 of the *Planning Act R.S.P.E.I. 1988 Cap. P-8* hereby enacts as follows:

- I. The zoning for a portion of PID # 1102318 shown on Schedule B of the *City of Summerside Zoning Bylaw*, is designated as High Density Residential (R4) zone, hereby excluding it from its former designation of Low Density Mixed Residential (R2) zone.



THIS IS VERY AMBIGUOUS
AS IT IN REALITY IT
AFFECTS BOTH SIDES
OF THE STREET

August 17, 2020

Moved by Councillor _____

Seconded by Councillor _____

Resolution:

Carried	<input type="checkbox"/>
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For	<input type="checkbox"/>
-----	--------------------------

Defeated	<input type="checkbox"/>
----------	--------------------------

Against	<input type="checkbox"/>
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WHEREAS an application was received from MacDuff Holdings Inc. for a zoning amendment for a portion of PID # 1102318 from Low Density Mixed Residential (R2) zone to High Density Residential (R4) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment 228, a bylaw to amend the *City of Summerside Zoning Bylaw* was read and declared as read a first time at the Council meeting held on July 21, 2020;

AND WHEREAS in accordance with section 5.7 of the zoning bylaw, Council shall consider the following general criteria, as applicable:

- Conformity with all requirements of this Bylaw;
- Conformity with the Official Plan;
- Suitability of the site for the proposed development;
- Compatibility of the proposed development with surrounding land uses, including both existing and projected uses;
- Any comments from residents or other interested persons;
- Adequacy of existing water, sewer, road, storm water and electrical services, city parking, and parklands for accommodating the development, and any projected infrastructure requirements;
- Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally;
- Compatibility of the development with environmental, scenic and heritage resources;
- Impacts on City finances and budgets;
- Other matters as specified in this Bylaw;
- Other matters as considered relevant.

BE IT RESOLVED THAT zoning amendment 228, a bylaw to amend the *City of Summerside Zoning Bylaw* be hereby declared as read a second time.

This bears the recommendation of the Planning Board meeting held on [August 4, 2020](#).
 [schedule B is attached]

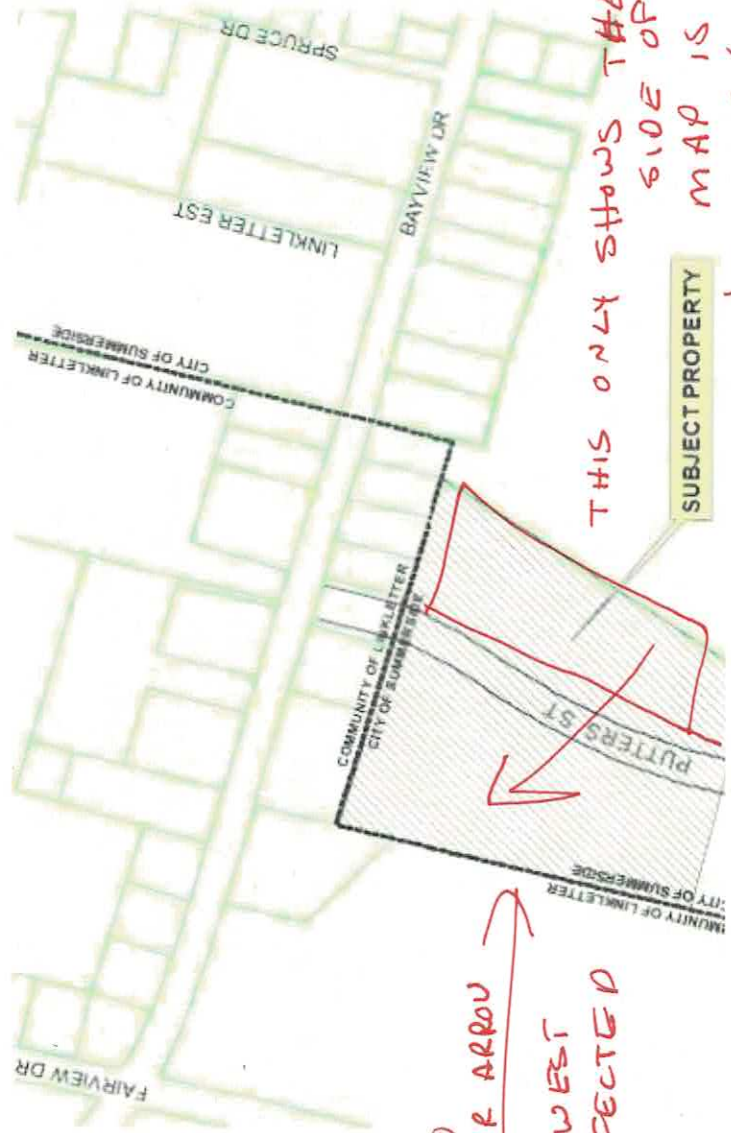
PEI

New Summerside street rezoned for higher density development

- ① NOTE NO ONE LIVED HERE ON THESE LOTS IN ALL OF 2020
- ② THIS DID NOT AFFECT ANYONE LIVING ON OR NEARBY THESE LOTS

The new project could see up to 32 units built across 16 lots

Nicola MacLeod · CBC News Posted: Jul 22, 2020 7:23 AM AT | Last Updated: July 22, 2020



THERE IS NO CLEAR LINE OR ARROW SHOWING THE WEST SIDE IS AFFECTED

THIS ONLY SHOWS THE EAST SIDE OF PUTTERS STREET
 SUBJECT PROPERTY
 ? IS AMBIGUOUS



The 16 lots in the application are in the city, but border on the community of Linkletter. (City of Summerside)

comments



A new development on Putters Street in Summerside, P.E.I., is one step closer to being realized after a special meeting of council Tuesday evening.

Council met to discuss an application to have 16 lots rezoned to allow for row house, town housings and apartments. It unanimously voted to move the project along and refer it to the planning board.

"This is the first step in the process," said planning board chair Coun. Brian McFeely.

"We have a number of people moving into the city so we want to make sure that we have an inventory that allows them to acquire the accommodations they require."

The property is currently zoned as low-density mixed residential for single family, duplex and semi-detached dwellings. The application made by MacDuff Holdings would see the lots rezoned as high-density mixed residential, which means it can be developed commercially as apartments, row houses and townhouses.

Raising housing supply to meet demand

"We have interest for triplexes and four-units," Robert Duffy of MacDuff told the council.

"The lots are very deep, so there is people wanting to purchase them for multi-unit developments,"

Duffy said a fourplex would be the largest development due to an agreement with the previous landowner. Four-unit dwellings would require two lots.

- **Summerside to purchase and demolish 4 'namesake' downtown buildings**
- **Your memories of the life in historic Summerside buildings slated for demolition**

The property is in Summerside, but on the boundary with the community of Linkletter. The city solicited feedback from the neighbourhood, including running an ad in the newspaper and delivering letters to the neighbours on the Summerside side of the boundary, but received no public comments.

ARE THEIR COPIES OF THESE LETTERS ON FILE?

AND WHO WERE THEY SENT TO?

"We're living through what some would describe as a housing crisis and the demand exceeds the supply at the moment," McFeely said.

"Anything that we can do to address that is important."

The application will go to the planning board at their next meeting on Aug. 4. The board will make a recommendation and it will return to council on Aug. 17.



Pince Edward Island

City of Summerside
275 Filzroy Street
Summerside, PE C1N 1H9 CANADA
www.city.summerside.pe.ca

CLARE PAMA
192 PUTTER'S LANE
SUMMERSIDE, PE C1N 4J8



FP049 4461517
000474 sDPAZ
0309 141031



March 9, 2022

CLARE PAMA
SUMMERSIDE C1N 4J8

To CLARE PAMA,

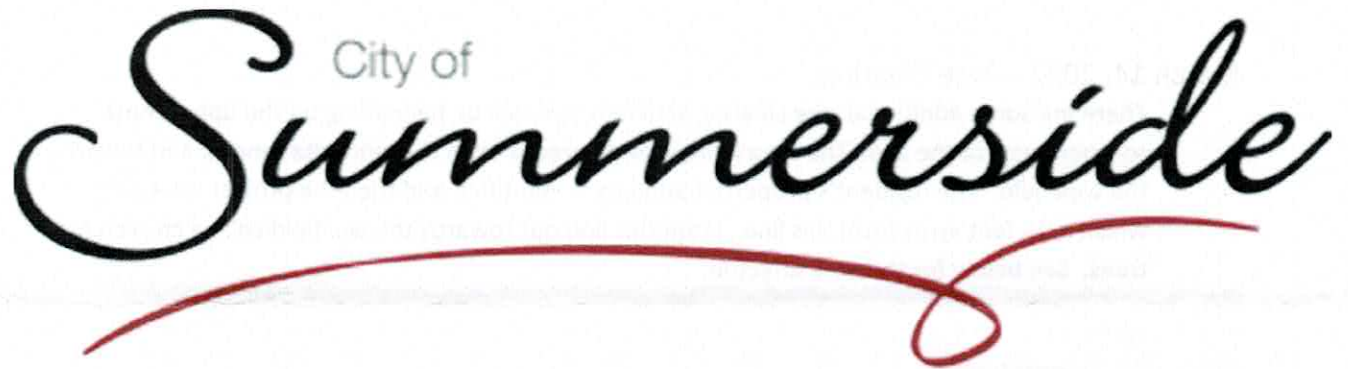
We are writing to inform you that we have identified your property (PID: 1137744) as being within 250m of the new Sunbank Solar Farm Construction. Preparation for the solar farm has already begun and construction will soon be revving up for the summer. We have prepared an information package detailing the construction schedule. Please take a look at the information and should you have any questions or would like more information, please contact The City – Attn: Greg Gaudet – Director of Municipal Services at 902-432-1268.

Thank you,

Summerside Electric

275 Fitzroy St.
Summerside, PE, C1N 1H9
902-432-1268

NOTE: INTERESTING I WAS NOTIFIED ABOUT THIS CONSTRUCTION ACROSS THE STREET THAT HAS NO DIRECT AFFECT ON WHERE MY HOME IS LOCATED, YET I WAS NEVER NOTIFIED BY THE CITY OF SUMMERSIDE THAT MASS CONSTRUCTION WAS GOING TO START DIRECTLY BEHIND MY HOUSE. I MUST ASK IS THERE ANY PROLEOURAL FAIRNESS, THERE IS NO LOGIC TOTTHIS!



Prince Edward Island, Canada

SUMMERSIDE SUNBANK CONSTRUCTION ACTIVITIES

Update March 2022

March 7, 2022 – Remobilization of Site

- Construction management are back on site in the job trailers and preparing for the first deliveries of materials to begin Piling activities and some additional tree clearing in the southern part of the site.

March 14, 2022 – Tree Clearing

- There are some additional tree clearing activities that will be happening on the upper most southern part of the site. The area being tree cleared is from the work site fencing and towards the well field. The resident's property boundary is identified and then the project work site which is 15 feet away from this line. From this line out towards the wellfield will be cleared of trees. See below for the area affected.



- Piling material will be arriving to site for preparation of pile installation.

March 21, 2022 – Piling Begins

- The contractor, Determination Drilling, will be starting to install pilings with machines from 7 a.m. in the morning until sunset.
- Work will occur Monday through to Friday.
- The job trailer and access road are off Seaweed Rd. No unauthorized access through Bayview Drive entrance. With large equipment on site, access must be controlled through the Construction Manager located at the Site trailer from seaweed road.
- The duration of the activities is expected to last until end of May 2022.
- The pile driving will be the main activity and is expected to be installed from the North End towards Mackenzie Drive upwards to Bayview Drive and take 3-4 months to complete.
 - o The contractor will be using two methods to mitigate noise from this activity.
 - A solution to direct or mitigate the noise from impact at top of pile.
 - A process solution that would see the rigs working closest to the houses in the middle of day and away from houses during start of day/end of day work.
- See the attached video on what it will look like and sound like.
 - o <https://www.youtube.com/watch?v=2XDYa4UaPrk&t=52s>

- There are approximately a total of 5559 piles to drive with two machines. See below for layout.



DETAIL-CONDITION B: 2x13 TABLE BESIDE 2x13 TABLE
SCALE NTS

TABLE TYPE	ORANGE TABLES	YELLOW TABLES	GREEN TABLES	TOTAL
2x13	354	183	1316	1853
TOTALS	354	183	1316	1853

# OF PILES	ORANGE TABLES	YELLOW TABLES	GREEN TABLES	TOTAL
2x13	1062	549	3948	5559
TOTALS	1062	549	3948	5559

PANEL TYPE	LR5-72HBD
PANEL DIMS.	2256 x 11
PANEL QTY.	48178
TABLE QTY. No. 2x13	1853
ROW PITCH	8.00 m

9	ISSUED FOR APPROVA
8	ISSUED FOR APPROVA
7	ISSUED FOR APPROVA
6	ISSUED FOR APPROVA

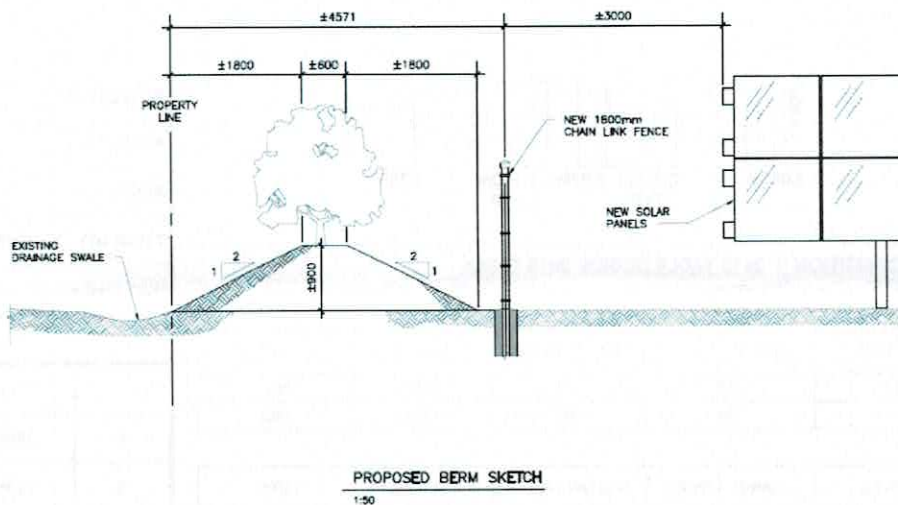
Other Construction Activities to Come

- The current project schedule of activities for the site area are as follows:
 - o Foundation work – May 2022
 - o Road works – May 2022
 - o Perimeter Fencing – May 2022
 - o Solar Panel Arrival – April to July 2022
 - o Solar Panel Racking – April to May 2022
 - o Solar Module Racking and Panels – May to September 2022
 - o Battery Arrival – September 2022
 - o Battery Install – September to November 2022
 - o Utility Line Construction – City Right of Ways – June to September 2022.

Summary

Now that the construction is beginning it is expected to be continuous until end of November. Should any resident have any questions on the construction activities on the site the contact personnel will be on site Monday through Friday and can be reached at (902) 388-5036 – Sunbank Construction Team. The City contact will be (902) 432-1268 – attn: Greg Gaudet – Director of Municipal Services – City of Summerside.

Properties adjoining the perimeter fencing this is where the fencing will be located from the back property line.



End of information.