

**BEFORE THE ISLAND REGULATORY AND APPEALS COMMISSION**

IN THE MATTER OF an appeal pursuant to s.28 of the *Planning Act*, RSPEI 1988 c. P-8 by Melvin Griffin on behalf of Marlin Property Development Inc. with respect to the Minister no longer having jurisdiction to process the application to subdivide at PID #141168 located in Pleasant Grove, Prince Edward Island

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**RECORD OF DECISION PREPARED BY  
THE MINISTER OF AGRICULTURE AND LAND**

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**Mitchell O'Shea**  
Legal Services  
Justice and Public Safety  
95 Rochford Street, PO Box 2000  
Charlottetown, PE

**Solicitor for the Minister of  
Agriculture and Land**

Melvin Griffin  
Marlin Property Development Inc  
c/o Kenneth Lecky  
Lecky Law  
55 Fitzroy Street  
Charlottetown, PE

Solicitor for the Appellant

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1.	Decision of the Minister dated July 26, 2022
2.	Notice of Appeal dated August 15, 2022
3.	Application for Subdivision dated January 24, 2022
4.	Handwritten notes of Alex O'Hara dated June 27, 2022

TAB

1



Agriculture  
and Land

Agriculture  
et Terres



Land Division

31 Gordon Drive  
PO Box 2000, Charlottetown  
Prince Edward Island  
Canada C1A 7N8

Division de terres

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

July 26<sup>th</sup>, 2022

Melvin Griffin  
797 SW Tulip Blvd.  
Port St. Lucie  
Florida, USA  
34953  
[mpd-inc@hotmail.com](mailto:mpd-inc@hotmail.com)

Dear Mr. Griffin:

Re: Action Required – Case # 56465

In accordance with subsections 8(1) and 9(1) of the *Planning Act*, subsection 2(1) of the *Planning Act* Subdivision and Development Regulations, and subsection 1(1) of the *Province-Wide Minimum Development Standards*, as of April 6, 2022, the Municipality of North Shore is now the authority having jurisdiction over your proposed 20-lot residential subdivision application located in the community of Pleasant Grove, is now within the boundary of the Municipality.

What does this mean?

Upon Ministerial approval of a new municipal official plan for a Municipality, all planning and development responsibilities are transferred from the Minister of Agriculture and Land ("Minister") to the Municipality. Once the official plan is approved, the Minister no longer has any legislated authority to make land use decisions on subdivision or development applications related to the land within the municipality's boundaries.

Application case #56465, is located in the Municipality of North Shore. The Municipality's Official Plan was approved by council of the Municipality on November 16, 2021 and approved by the Minister on April 6, 2022. Once the Official Plan is approved, the ability of the Minister to make a decision on the land ceases and the Municipality takes over.

As such, the Minister no longer has the legislated authority to either approve or deny your application for the 20-lot residential subdivision. This authority now rests with the Municipality.

Page 1 of 2

### What happens next?

Should you choose to accept that the Minister has lost jurisdiction to either approve or deny the application, the Minister offers the two following options:

1. The Department of Agriculture and Land will submit application case #56465 to the Municipality to process under their new Official Plan and associated bylaws. The application fees will be refunded, in accordance with the Department's refund policy, and payment of the Municipality's application fees by the Applicant will be required by the Applicant.
2. Withdraw application case #56465 from the Department of Agriculture and Land and the application fees will be refunded, in accordance with the Department's refund policy. You may then apply to the Municipality at your own convenience.

The Minister requests that you provide instruction, in writing, on the preferred option within 21 business days (date decision due). Instructions can be emailed to (Staff name and email address) or mailed to (mail address).

Should you not accept the Minister's decision regarding the lack of jurisdiction to either approve or deny the application, then you may appeal the matter to the Island Regulatory and Appeals Commission. An appeal must be filed with the Island Regulatory and Appeals Commission within 21 days of the date of this letter. For more information about commencing an appeal, please contact the Island Regulatory and Appeals Commission directly.

If you have any questions regarding the above, please contact Eugene Lloyd at [emlloyd@gov.pe.ca](mailto:emlloyd@gov.pe.ca) or (902) 368-4465.

Yours sincerely,



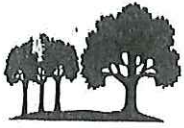
Eugene Lloyd  
Manager (Acting) Provincial Planning

c: Glenda MacKinnon-Peters, Director of Land  
Stephanie Moase, CAO North Shore Municipality



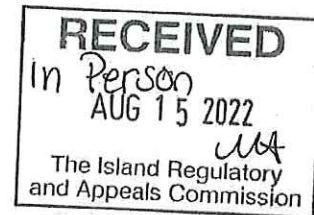
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2



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

National Bank Tower  
5<sup>th</sup> Floor, 134 Kent St.  
P.O. Box 577, Charlottetown, PE C1A 7L1  
Tel: 902-892-3501 / PEI toll free: 1-800-501-6268  
Fax: 902-566-4076  
[appealinquiries@irac.pe.ca](mailto:appealinquiries@irac.pe.ca)



Commission Case Number  
(Commission Office Use Only)

Date Stamp  
Appeal Received by the Commission

## Notice of Appeal


(Pursuant to Section 28 of the Planning Act)



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. In addition, the Commission requires the Appellant to provide the Notice of Appeal to any parties directly affected by the Notice of Appeal on the same date the municipal council or Minister is notified.

Please review each section of the form carefully and fill out all relevant sections. Kindly note that if a Notice of Appeal is deficient it may not be accepted for filing.

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 [appealinquiries@irac.pe.ca](mailto:appealinquiries@irac.pe.ca).

**Section 1 – Contact Information****NOTE: Fill out a separate contact information sheet for each individual appellant if applicable**

Appellant Information			
Last Name:		First Name:	
Company Name or Association Name (if applicable): <b>MARLIN PROPERTY DEVELOPMENT INC. (Melvin Griffin)</b>			
Email address: <b>mpd-inc@hotmail.com</b>			
Daytime Telephone Number: <b>305 393 4526</b>		Alternative Telephone Number:	
Mailing Address:			
Unit Number:	Street Number: <b>797</b>	Street Name: <b>SW TULIP BLVD.</b>	P.O. Box:
City / Town / Community: <b>PORT ST. LUCIE</b>	Province: <b>FL</b>	Country: <b>USA</b>	Postal Code: <b>34953</b>
Signature of Appellant / Legal Counsel (if applicable): 			
<b>C/O KENNETH G. LECKY, BARRISTER &amp; SOLICITOR (as provided below)</b>			

Representative Information (If applicable)			
I hereby authorize the named individual(s) to represent me.			
Last Name: <b>LECKY</b>		First Name: <b>KENNETH</b>	
Company Name or Association Name (if applicable): <b>LECKY LAW</b>			
Email address: <b>kenneth@leckylaw.ca</b>			
Daytime Telephone Number: <b>902 370 3227</b>		Alternative Telephone Number:	
Mailing Address:			
Unit Number:	Street Number: <b>55</b>	Street Name: <b>FITZROY STREET</b>	P.O. Box:
City / Town / Community: <b>CHARLOTTETOWN</b>	Province: <b>PE</b>	Country: <b>CANADA</b>	Postal Code: <b>C1A1R4</b>
I certify that I understand that my representative is not licensed under the <i>Legal Profession Act</i> and I have provided my written authorization (attached) to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time.			
Signature of Appellant: 			
Signature of Representative: 			



## Section 2 – Appeal Information

### Appeal Reasons and Specific Information

Municipal Reference Number(s) (if applicable): 56465

List the reasons for your appeal in accordance with the provisions of Section 28.(5) of the *Planning Act* (if more space is required, kindly fill out a separate sheet and attach it to this form):

The Appellant (Marlin Property Development Inc., owned by Melvin Griffin) owns a subdivision in Pleasant Grove. This subdivision has private, gravel roads.

The Appellant submitted a subdivision application along with survey for the next phase of the subdivision (20 lots). In accordance with regulation 17(6), the Appellant would be able to obtain further approvals without being required to pave existing roads (which would not be feasible financially):

Section 17(6):

*Exception - multi-phase subdivision*

*(6) Notwithstanding subsections (2) and (5), where a subdivision was to be completed in phases and final approval was granted for at least one phase of the multi-phase subdivision prior to March 21, 2009, the Minister may on application*

*(a) permit the roads servicing the completed and remaining phases to be constructed to a lesser standard that is consistent with the standards approved for roads in the phase completed prior to March 21, 2009; and*

*(b) impose additional conditions in the interests of safety including, but not limited to, referring the application for approval to*

*(i) the Minister of Transportation and Infrastructure, and*

*(ii) the Provincial Fire Marshal.*

Communications with the staff of the Land Division appeared to indicate all was in order and approval would be forthcoming.

On July 27, 2022, a letter signed by Eugene Lloyd was received via email by the Appellant indicating that the Minister decided that the Minister no longer had jurisdiction to process the application, and indicating that the Appellant had 3 options:

1. Transfer the application to the Municipality for processing under their official plan and bylaws.
2. Withdraw the application (and re-submit with the Municipality for processing under their official plan and bylaws);
3. Appeal to IRAC.

The Appellant appeals the decision of the Minister, and respectively submits that the Minister should retain jurisdiction to process and presumably approve (if all is in order otherwise) the 20 lot subdivision application. The application was submitted under provincial law (ie, rural rules) and should be processed under same.

Alternatively, the Appellant appeals the decision of the Minister to approve the Official Plan of the Municipality without regulation 17(6) being contained within that Official Plan.

Has a public meeting been held by the municipality?

Yes

☒ No

Did you apply for a development permit, occupancy permit, subdivision approval, change of use amendment or bylaw amendment?

☒ Yes

No

**Oral / Written Submissions to Council**

Did you make your opinion regarding this matter known to council / the Minister?

Oral Submissions at a public meeting of council / the Minister?

Written Submissions to council

☒ Not Applicable

**Related Matters**

Are there other appeals not yet filed with the Commission?

Yes

☒ No

Are there other matters related to this appeal? (For example: *An Environmental Protection Act* Appeal)

Yes

☒ No

If yes, please provide the Commission Appeal Number(s) and / or Municipal File Number(s) and / or the Provincial File Number(s) or Court Docket Number(s) for the related matters:

**Section 3 – Relief Sought****Relief Sought and Specific Information**

List or describe the relief sought in accordance with the provisions of Section 28.(5) of the *Planning Act* (if more space is required, kindly fill out a separate sheet and attach it to this form):



The Appellant submits that the Minister should retain jurisdiction to process and presumably approve (if all is in order otherwise) the 20 lot subdivision application. Alternatively, the Appellant submits that the Minister should revoke its approval or amend its approval of the Official Plan of the Municipality to include provisions of regulation 17(6).

#### Section 4 – Declaration

##### Declaration

I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.

By signing this appeal form below, I consent to the collection of my personal information.

Name of Appellant	Signature of Appellant or Legal Counsel	Date (yyyy/mm/dd)
MARLIN PROPERTY DEVELOPMENT INC. (MELVIN GRIFFIN)		2022/08/15
Name of Representative (if applicable)	Signature of Representative	Date (yyyy/mm/dd)
KENNETH LECKY		2022/08/15

Personal information or documentation requested on this form is collected under the authority of the *Island Regulatory and Appeals Commission Act* and the legislation under which the proceeding is commenced. All information collected is included in the IRAC case file and the public record in this proceeding. In accordance with the *Freedom of Information and Protection of Privacy Act*, some of the information collected herein may be available to the public subject to exceptions.

**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, the Minister or the third party(ies) as the case may be. *Service of the Notice of Appeal is the responsibility of the Appellant.*





**Land Division**

31 Gordon Drive  
PO Box 2000, Charlottetown  
Prince Edward Island  
Canada C1A 7N8

**Agriculture  
and Land**

**Agriculture  
et Terres**



**Division de terres**

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

July 26<sup>th</sup>, 2022

Melvin Griffin  
797 SW Tulip Blvd.  
Port St. Lucie  
Florida, USA  
34953  
[mpd-inc@hotmail.com](mailto:mpd-inc@hotmail.com)

Dear Mr. Griffin:

**Re: Action Required – Case # 56465**

In accordance with subsections 8(1) and 9(1) of the *Planning Act*, subsection 2(1) of the *Planning Act* Subdivision and Development Regulations, and subsection 1(1) of the *Province-Wide Minimum Development Standards*, as of April 6, 2022, the Municipality of North Shore is now the authority having jurisdiction over your proposed 20-lot residential subdivision application located in the community of Pleasant Grove, is now within the boundary of the Municipality.

**What does this mean?**

Upon Ministerial approval of a new municipal official plan for a Municipality, all planning and development responsibilities are transferred from the Minister of Agriculture and Land ("Minister") to the Municipality. Once the official plan is approved, the Minister no longer has any legislated authority to make land use decisions on subdivision or development applications related to the land within the municipality's boundaries.

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As such, the Minister no longer has the legislated authority to either approve or deny your application for the 20-lot residential subdivision. This authority now rests with the Municipality.

Page 1 of 2



**What happens next?**

Should you choose to accept that the Minister has lost jurisdiction to either approve or deny the application, the Minister offers the two following options:

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The Minister requests that you provide instruction, in writing, on the preferred option within 21 business days (date decision due). Instructions can be emailed to (Staff name and email address) or mailed to (mail address).

Should you not accept the Minister's decision regarding the lack of jurisdiction to either approve or deny the application, then you may appeal the matter to the Island Regulatory and Appeals Commission. An appeal must be filed with the Island Regulatory and Appeals Commission within 21 days of the date of this letter. For more information about commencing an appeal, please contact the Island Regulatory and Appeals Commission directly.

If you have any questions regarding the above, please contact Eugene Lloyd at [emlloyd@gov.pe.ca](mailto:emlloyd@gov.pe.ca) or (902) 368-4465.

Yours sincerely,



Eugene Lloyd  
Manager (Acting) Provincial Planning

c: Glenda MacKinnon-Peters, Director of Land  
Stephanie Moase, CAO North Shore Municipality

TAB

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Personal information on this form is collected under section 31 (c) of the *Freedom of Information and Protection of Privacy Act* R.S.P.E.I. 1988, c. F-15.01 as it relates directly to and is necessary for the review of your application. If you have any questions about this collection of personal information, you may contact (902) 368-5280 for more information.



## 1. Property Information

Property Tax Number: 141168 Property Acreage: 142.450 Acres  
Community: PLEASANT GROVE Property Depth: 2100'  
Street Name: \_\_\_\_\_ Property Width: 550' **PAID**  
Civic Address Number \_\_\_\_\_ Lot Number \_\_\_\_\_  
(if applicable): \_\_\_\_\_ (if applicable): FEB 02 2022

## 2. Applicant Information

Name: Melvin C GRIFFIN Amount 2305.00  
First Middle Initial Last Receipt # 8098  
Company Name: MARLIN Property Development Inc  
Street Address or PO Box: 797 SW Tulip Blvd  
Community: Port St Lucie  
Province: Florida  
Postal Code: 34953  
Email: mpd-inc@hotmail.com  
Phone: 305-393-4526

## 3. Registered Owner Information—If Different From Above

Name: \_\_\_\_\_  
First Middle Initial Last  
Company Name: \_\_\_\_\_  
Street Address or PO Box: \_\_\_\_\_  
Community: \_\_\_\_\_  
Province: \_\_\_\_\_  
Postal Code: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

Case#:56465

# Subdivision Application/Change of Use



## A. Before You Apply

All applicants should read through the application form carefully to determine if they have all of the information on hand to complete it.

If you are applying to create lots for anything other than a residential use, please contact us at (902) 368-5280 to schedule an appointment with a senior development officer. Make sure to have this application completed prior to meeting with our staff.

## B. Application Package Requirements

Before an application is considered complete and will be accepted for review, it must contain:

- ☐ A subdivision application form that has all of the questions answered and is signed and dated by the registered owners of the property, or someone authorized to act on their behalf, as well as the applicant.
- ☐ A Subdivision Proposal Map, drawn to scale and including a north arrow, showing the following, as applicable to your proposal:
  - ☐ The boundaries of the property involved, including dimensions
  - ☐ All existing roads and rights-of-way on and adjacent to the property
  - ☐ All existing structures on the property or within 100 feet (30.4 metres) of the property, including exterior dimensions
  - ☐ Any existing well or septic system (tank and field tile) on the property involved
  - ☐ Any watercourse, wetland, beach, sand dune, forested area, designated natural area or conservation zones on, or adjacent to, the land proposed to be subdivided
  - ☐ The shape, dimensions, area and use of any proposed lot, including lot numbers
  - ☐ All proposed roads or rights-of-way to provide access to the lots from a public highway
  - ☐ All land proposed to be used for open space, parks, recreation or other common areas
  - ☐ The location of any existing and proposed driveways, including the distance from the centre of the driveway to the nearest property boundary
  - ☐ Proposed stormwater drainage patterns for water within and leaving the subdivision
  - ☐ Any special planning areas affecting the site

## C. How to Submit Your Application

Once you have completed the application form, and reviewed it to ensure all questions have been answered, and that all information provided is clear and accurate, deliver your application to Inspection Services, located at 31 Gordon Drive, Charlottetown. Alternatively, you can deliver your application form to one of the Access PEI locations listed below:

- ☐ O'Leary - 45 East Dr, O'Leary, PE, C0B-1V0
- ☐ Summerside - 120 Heather Moyse Dr, Summerside, PE, C1N-5Y8
- ☐ Montague - 41 Wood Islands Rd, Montague, PE, C0A-1R0

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



#### 4. Existing Land Use

a. How is the property currently used? Please check all that apply.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Single-unit residential | <input type="checkbox"/> Commercial    | <input type="checkbox"/> Agriculture      |
| <input type="checkbox"/> Multi-unit residential  | <input type="checkbox"/> Industrial    | <input type="checkbox"/> Forestry         |
| <input type="checkbox"/> Rental accommodations   | <input type="checkbox"/> Institutional | <input checked="" type="checkbox"/> Other |

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, and whether there is a manure storage facility.

inactive land

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

If there are existing buildings on the property, please describe the use of each building in detail.

c. What is the physical nature of the land? Please check all that apply.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Wooded or treed | <input type="checkbox"/> Pasture       | <input type="checkbox"/> Along the coast  |
| <input type="checkbox"/> Low or swampy              | <input type="checkbox"/> Hilly         | <input type="checkbox"/> Near a waterbody |
| <input type="checkbox"/> Cultivated                 | <input type="checkbox"/> Level or flat | <input type="checkbox"/> Other            |

Describe the physical nature in detail.

d. Are any of the following located within one kilometer of the proposed development?

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Livestock operation       | <input type="checkbox"/> Waste disposal site       | <input checked="" type="checkbox"/> Residential lots |
| <input type="checkbox"/> Quarry or pit             | <input type="checkbox"/> Airport                   | <input type="checkbox"/> Shellfish processing        |
| <input type="checkbox"/> Sewage treatment facility | <input type="checkbox"/> Cemetery or Burial Ground | <input type="checkbox"/> Active wharf                |

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## 5. Proposal Information

a. What type of subdivision are you proposing? Please select all that apply.

- ☐ Dividing a parcel into two or more lots
- ☐ Joining two or more parcels together
- ☐ Attach part of one or more parcels to another parcel
- ☒ Reconfiguring multiple lots in an approved subdivision
- ☐ Changing the use of one or more lots

b. Are you planning to subdivide the land in phases?

☒ Yes

☐ No

If yes, how many phases are you proposing? There is a maximum of 20 lots per phase.

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c. What is the intended use of the proposed lots? Please check all that apply.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Single-unit residential | <input type="checkbox"/> Commercial    | <input type="checkbox"/> Agricultural          |
| <input type="checkbox"/> Multi-unit residential             | <input type="checkbox"/> Industrial    | <input type="checkbox"/> Aquaculture/Fisheries |
| <input type="checkbox"/> Rental accommodations              | <input type="checkbox"/> Institutional | <input type="checkbox"/> Forestry              |

d. Describe the proposed land use in detail.

e. Describe your reasons for making this application and provide any other information that you think may be helpful.

to AGUIRE Phase III APPROVAL

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## 6. Access and Servicing Information

- a. Will the proposal require the creation of a new public road? ☐ Yes ☒ No
- b. Will the proposal require the creation of a new private road? ☒ Yes ☐ No
- c. Will the proposal require the creation of new driveways or the relocation of existing driveways? ☒ Yes ☐ No
- d. Was a soil assessment (perc test) completed for the proposed subdivision? ☐ Yes ☐ No
- e. How will the proposed subdivision receive sewer services?
- ☒ New on-site system(s) ☐ Municipal Central Waste Treatment
- ☐ Existing on-site system(s) ☐ Private Central Waste Treatment
- f. How will the proposed subdivision receive water services?
- ☒ New on-site well(s) ☐ Municipal Central Water System
- ☐ Existing on-site well(s) ☐ Private Central Water System

## 7. Contracting Information

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

	Name	Email Address	Phone Number
Surveyor:	Tony Inman	tonyinman.lse@gmail.com	902-394-3349
Site Assessor:			
Lawyer:	Ken Lecky	Kenneth@leckyguinn.com	902-370-3227
Soils Engineer:	Dave Richard	d.richard@easttech	902-388-6140

BCA

## 8. Declaration

I, Mel Griffin hereby certify that I am

- ☐ the registered owner of the land proposed for subdivision OR ☒ authorized to act on behalf of the registered owner of the land proposed for development

and hereby affirm that all statements contained within this application are complete and true, and I make this declaration conscientiously believing it to be true.

Registered Owner(s) Signature: \_\_\_\_\_

Date \_\_\_\_\_

Applicant Signature: Mel Griffin

Date \_\_\_\_\_

Date 01-24-2022



6/

## Subdivision Application Sketch

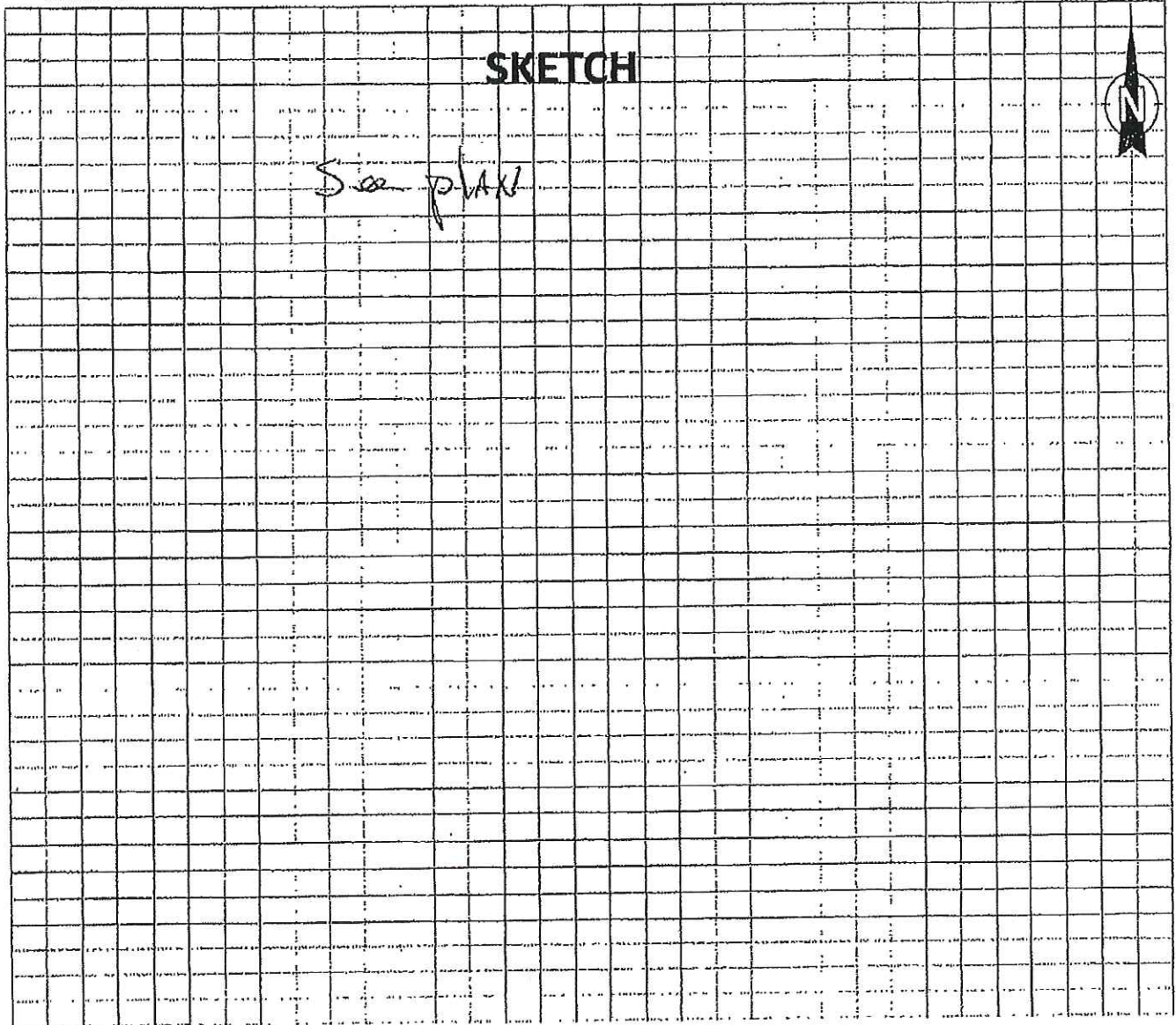
Pursuant to the Planning Act


**Note:** This sketch is required as part of the Subdivision Application. The information below must be checked, where applicable, and shown to scale in the sketch provided.

- |   |  |
|---|--|
| <input type="checkbox"/> Show property boundaries and dimensions  | <input type="checkbox"/> Show roads  |
| <input type="checkbox"/> All structures including exterior dimensions                                     | <input type="checkbox"/> Setback from side and rear yard property lines        |
| <input type="checkbox"/> Distance of structures from centre of roads                                      | <input type="checkbox"/> Distance from watercourse, top of bank, and sand dune |
| <input type="checkbox"/> Location of driveway from the centre to the nearest property boundary            | <input type="checkbox"/> Natural slope of the land                             |
| <input type="checkbox"/> Location of well, septic tank, and field tile and show distances from structures | <input type="checkbox"/> Separation distance between well and septic system    |

**SKETCH**

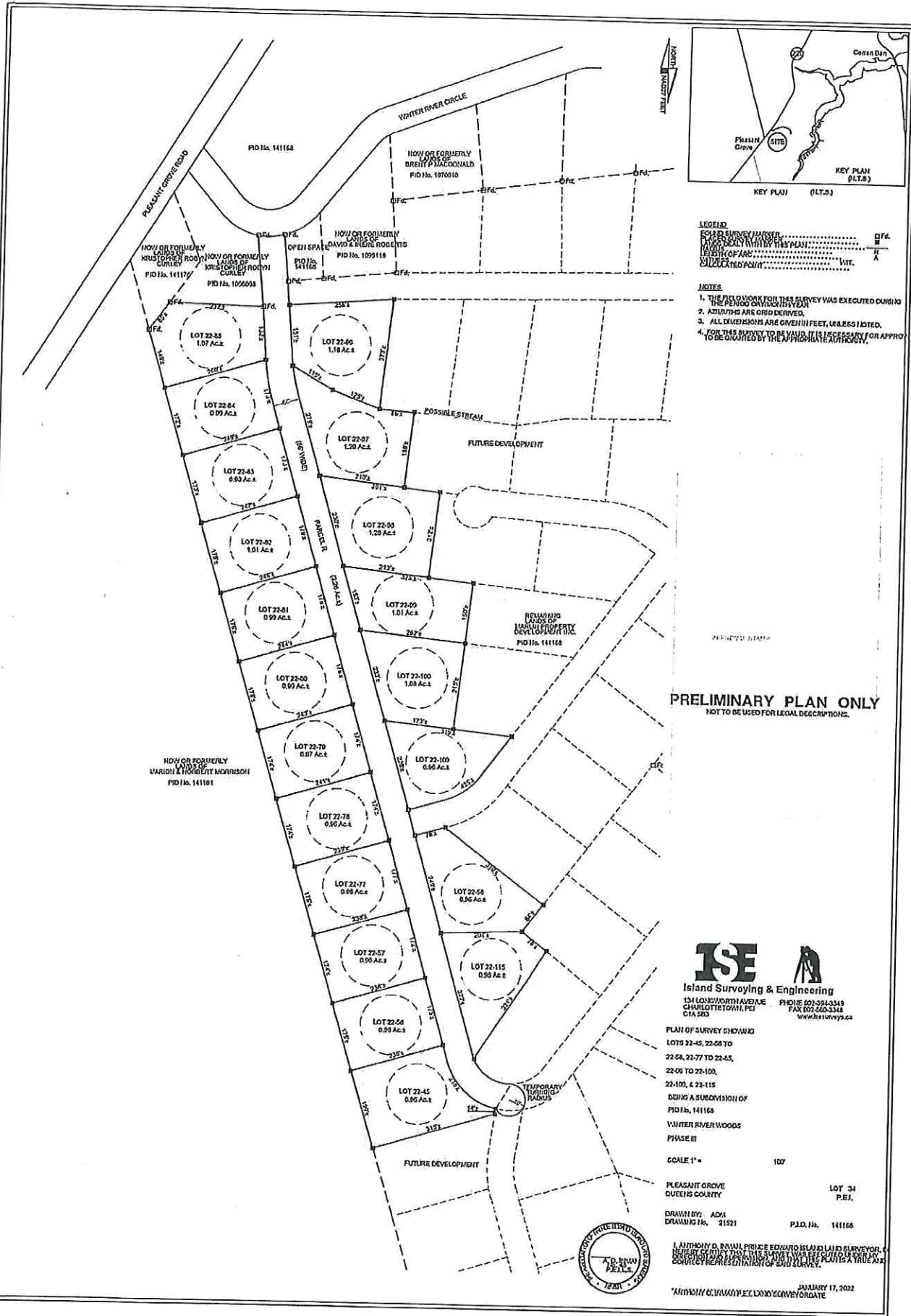
See plan

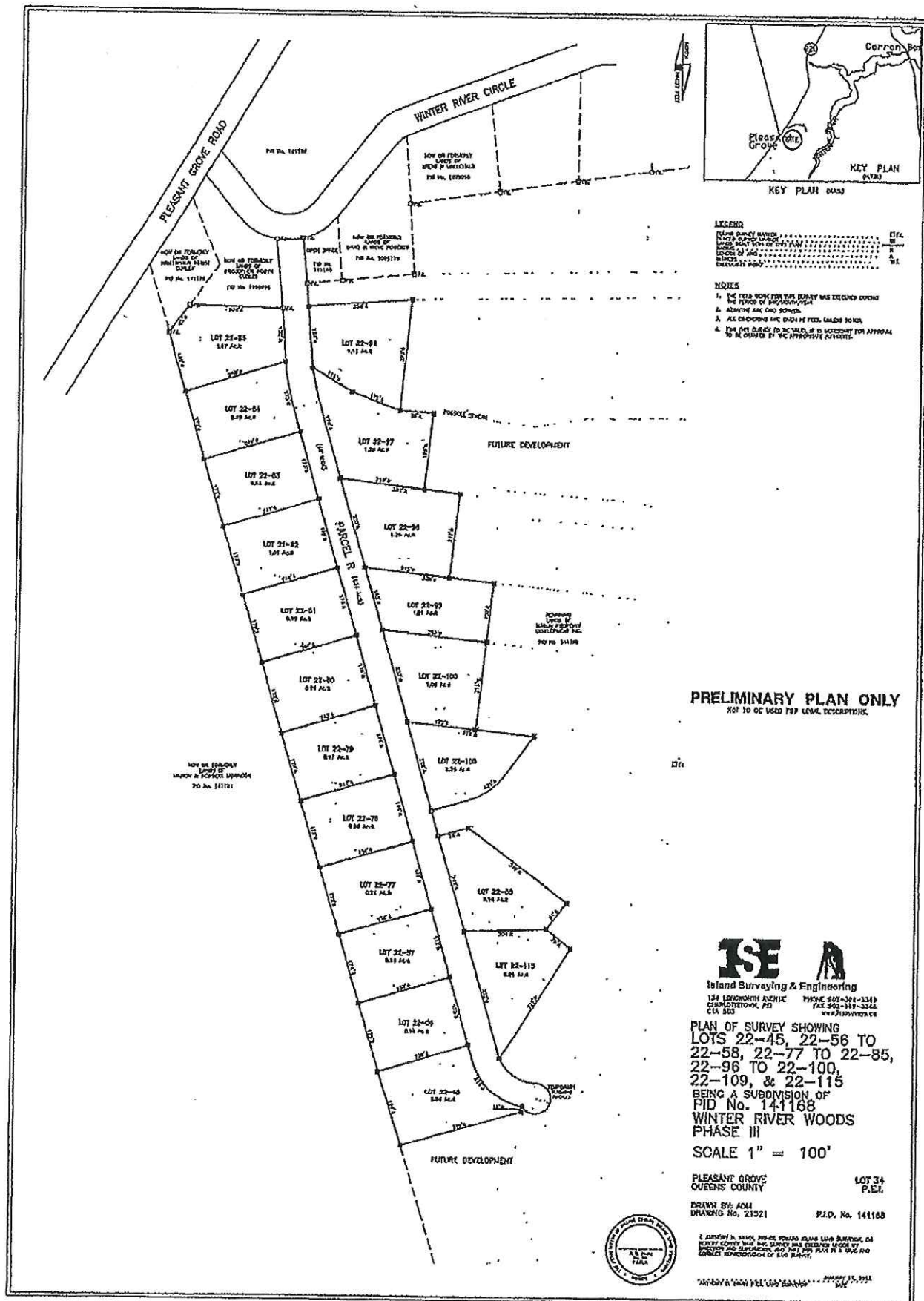


  
Property Owner's Signature or Applicant

01-24-2022  
Date







DEPT COMM LAND & ENVIR  
INSPECTION SERVICES  
31 GORDON DRIVE  
PA 366 3280

HET 99991812

02/02/2022 4:37PM  
0000048098 SERV.0118011

518.550 037 2126 \$1155.00  
20 @ \$50.00  
ENV237212633280 \$1000.00  
MOSE ST \$2157.00  
HET \$150.00

C/CARD \$2305.00

PLANNING & INSPECTION  
SERVICES  
31 GORDON DRIVE P O BOX  
2  
CHARLOTTETOWNPE

CARD \*\*\*\*\*9225  
CARD TYPE VISA  
DATE 2022/02/02  
TIME 9921 14:33:12  
RECEIPT NUMBER  
M82039634-001-236-091-0

PURCHASE  
TOTAL

**\$2,305.00**

PASSWORD USED

**APPROVED**

AUTH# 212033 01-027  
THANK YOU

CARDHOLDER COPY

IMPORTANT - RETAIN THIS  
COPY FOR YOUR RECORDS

**Eugene Lloyd**

---

**From:** Eugene Lloyd  
**Sent:** Tuesday, February 1, 2022 3:49 PM  
**To:** Tony Inman  
**Cc:** mpd-inc@hotmail.com  
**Subject:** RE: Winter River Woods Phase III

Thanks Tony.

20 lots = \$1155 for lot fees and \$1150 for 20 environmental fees. – Total = \$2305.00. Once fees are paid, it will be assigned to a Development Officer who will reach out to provide comments and updates.

Thank you

Eugene Lloyd  
Manager of Provincial Planning (Acting)  
Land Division  
Dept. of Agriculture and Land  
31 Gordon Drive, Charlottetown

902-368-4465

PAID  
FEB 02 2022  
Amount \_\_\_\_\_  
Receipt # \_\_\_\_\_

**From:** Tony Inman <tonyinman.ise@gmail.com>  
**Sent:** Tuesday, February 1, 2022 3:29 PM  
**To:** Eugene Lloyd <EMLLOYD@gov.pe.ca>  
**Cc:** mpd-inc@hotmail.com  
**Subject:** Winter River Woods Phase III

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This email had an attachment that has been modified because it contained a possible threat. It is now safe for use; however some functionality may have been removed.

---

Hi Eugene,

Attached is an application and preliminary plan for phase 3 of the Winter River Woods subdivision. Can you please review and advise what the next steps forward should be.

Please also advise the developer, Mel Griffin, on the appropriate fees required to process the application. He is also copied on this email.

Thanks and please let me know if you have any questions.  
Tony

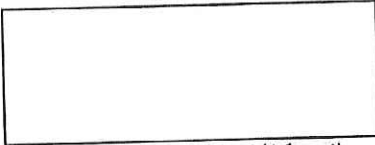
--  
Kind regards,



Anthony D. Inman, PEILS  
Island Surveying and Engineering Ltd.

Address  
Island Surveying & Engineering LTD.  
134 Longworth Avenue  
Charlottetown, PE  
C1A 5B3  
Canada

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E-mail lse@pel.sympatico.ca



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## Identified Land Search Results

**WARNING!** The Land Information System databank 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 databank. The databank does not include parcels that were identified prior to 1979.

Questions? Email us by clicking [here](#).

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

**No records found!**

DEPARTMENT OF FINANCE  
TAXATION AND PROPERTY RECORDS  
GEOMATICS INFORMATION CENTRE

Property Assessment Information Listing  
BY Parcel Number

Feb 3, 2022  
Page: 1

Parcel	Map #	Property Location	Owner Name & Mailing Address
141168	11L067C1	PLEASANT GROVE	MARLIN PROPERTY DEVELOPMENT INC 797 TULIP BLVD PORT ST. LUCIE FL 34953
Original Prop No:			
School District:	2048		
Work Unit	2388		
Lot/Township #:	34		
School Unit #:	2		
Parcel and Lease	Acreage	Assessment Values	Taxable
141168 - 0	142.45	Commercial:	0
Account Status:	A	Non Commercial:	35500
Farm Qual:	N	Residential:	0
		Farm:	0
Municipality:	North Shore		
Region# and Assr:	2527		
% in Municip:	2		
Spec Prop Code:	100		
MHI Number:			
Owner ID Code:		No. Farm Qual:	
Ownership Code:		No. Referrals:	
Tax Exempt Code:	C91	No. Transfers:	
		No. Tax Credits:	
		No. Building Permits:	
		No. Appeals:	
		Assessment Effective:	22-FEB-21
		Last Inspection:	08-SEP-92
		Last Owner Chg:	27-SEP-11
		Initially Filed:	01-JAN-00
		Dormant:	
		Dates	
		Designated Taxpayer and Mailing Address	
		MARLIN PROPERTY DEVELOPMENT INC	
		797 TULIP BLVD	
		PORT ST. LUCIE	
		FL	
		34953	

PHONE: 902-368-5178  
FAX: 902-368-4399

WHILE THIS MAP MAY NOT BE FREE FROM ERROR OR OMISSION, CARE HAS BEEN TAKEN TO ENSURE THE BEST POSSIBLE QUALITY. THIS MAP IS A GRAPHICAL REPRESENTATION. IT IS NOT INTENDED TO BE USED TO CALCULATE EXACT DIMENSIONS OR AREAS.

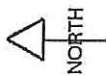
SCALE: 1:15724

DATE: Feb 3, 2022

TIME: 11:46:20 AM

ACREAGE: 201.56

WORK UNIT: 2388





DEPARTMENT OF FINANCE  
TAXATION AND PROPERTY RECORDS  
GEOMATICS INFORMATION CENTRE

Registry Information Listing  
BY Parcel Number

Feb 3, 2022  
Page: 1

Parcel  
141168

Map #  
11L067C1

Property Location

PLEASANT GROVE

Owner Name & Mailing Address

MARLIN PROPERTY DEVELOPMENT INC  
797 TULIP BLVD

County:

PORT ST. LUCIE  
FL 34953

Status:

Active

Last Parcel Update:

27-SEP-11

Acres:

142.45

School District:

2048

Lot/Township:

34

DOCUMENTS FILED ON PARCEL:

Year	Description	Type	Doc No	Liber/Book	Folio/Page
2021	DEED	11	1480	5875	-
2020	DEED	11	2891	5819	-
2020	DEED	11	3746	5823	-
2020	DEED	11	4395	5828	-
2020	DEED	11	4480	5828	-
2020	DEED	11	5124	5832	-
2019	DEED	11	3313	5763	-
2019	DEED	11	3328	5763	-
2019	DEED	11	7121	5784	-
2019	DEED	11	7155	5784	-
2019	JUDGMENT (CERTIFICATE, MINUTE, MEMORIAL)	54	2023	5756	-
2018	DEED	11	669	5696	-
2018	DEED	11	4033	5712	-
2018	DEED	11	4739	5716	-
2018	DEED	11	10346	5746	-

The information contained in this screen attempts to match Registry Documents with specific Parcel identifiers. While care has been taken in the interpretation of matching documents to parcel identifiers, errors and omissions may occur.

DEPARTMENT OF FINANCE  
TAXATION AND PROPERTY RECORDS  
GEOMATICS INFORMATION CENTRE

Registry Information Listing  
BY Parcel Number

Page: 2

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2017	DEED	11	5876	5666	-
2017	DEED	11	9120	5684	-
2016	DEED	11	1543	5592	-
2015	DEED	11	83	5539	-
2015	DEED	11	344	5540	-
2015	DEED	11	945	5543	-
2015	RELEASE OF RIGHT OR INTEREST, CONSENT TO TRANSFER PROPERTY, SURRENDER OF	28	187	5539	-
2015	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	8319	5584	-
2015	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	303	5539	-
2015	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	401	5540	-
2015	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	1006	5543	-
2014	DEED	11	3149	5510	-
2014	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	4822	5519	-
2012	DEED	11	874	5401	-
2012	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	893	5401	-
2012	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	2254	5408	-
2011	DEED	11	2223	5357	-
2011	DEED	11	6828	5382	-
2011	OTHER NOTICES	46	587	5348	-
2011	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	445	5347	-
2011	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	2256	5357	-
2010	DEED	11	6566	5327	-
2010	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	8934	5340	-
2009	DEED	11	2018	5247	-
2009	DEED	11	4716	5263	-
2009	DEED	11	6728	5274	-

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DEPARTMENT OF FINANCE  
TAXATION AND PROPERTY RECORDS  
GEOMATICS INFORMATION CENTRE

Registry Information Listing  
BY Parcel Number

Page: 3

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2009	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	2025	5247	-
2008	DEED	11	1597	5185	-
2008	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	1596	5185	-
2007	DEED	11	627	5123	-
2007	DEED	11	4507	5142	-
2007	DEED	11	7238	5156	-
2007	DEED	11	7239	5156	-
2007	EASEMENT, RIGHT-OF-WAY	22	7751	5159	-
2007	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	628	5123	-
2006	PARTIAL DISCHARGE OR RELEASE (i.e. MORTGAGE, CLAIM FOR LIEN)	67	1832	5129	-
2006	DEED	11	4985	5089	-
2006	POWER OF ATTORNEY	35	4790	5088	-
2004	DEED	11	5284	1323	6
2004	MORTGAGE	51	7998	5003	-
1996	DEED	11	4929	833	13
1996	DEED	11	2680	816	18
1996	MORTGAGE	51	2681	906	20
1996	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	4962	-	-
1995	DEED	11	19955055	783	4
1994	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19940109	-	-
1994	ASSIGNMENT OF MORTGAGE	62	19943037	821	11
1993	DEED	11	19937517	712	46
1992	DEED	11	19925591	672	13
1992	POWER OF ATTORNEY	35	19923868	665	4
1990	OTHER VOLUNTARY CHARGES (i.e. DEMAND DEBENTURE, etc.)	52	19907898	-	-
1985	MORTGAGE	51	19850497	434	78

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DEPARTMENT OF FINANCE  
TAXATION AND PROPERTY RECORDS  
GEOMATICS INFORMATION CENTRE

Registry Information Listing  
BY Parcel Number

Page: 4

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
1985	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19850715	-	-
1984	OTHER VOLUNTARY CHARGES (i.e. DEMAND DEBENTURE, etc.)	52	19840549	-	-

PLANS FILED ON PARCEL:

Plan No  
30923  
32693  
32967  
34114  
N7 16331B  
N7 16331E  
N7 16331H  
N7 16331I  
N7 16331J  
N8 30923  
N8 32693  
N8 32967  
N8 34114  
N8 9561

The information contained in this screen attempts to match Registry Documents with specific Parcel Identifiers. While care has been taken in the interpretation of matching documents to parcel identifiers, errors and omissions may occur.



141168  
PP:

141168  
PP:

1099118  
FP: 141168-000

141168  
PP:

1098098  
FP: 141168-000

**A**

Civic Address

Wetland

Natural Area 2020

Identified Lands

Municipality Elevation 2m 3m 4m

No — 2m

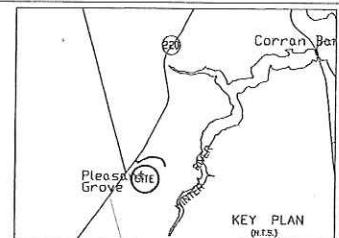
Yes — 3m

Lofts under 25000 sq.ft.

15m Buffer

0 0.01 0.01 0.01 mi  
0 0.01 0.02 km

33



#### LEGEND

FOUND SURVEY MARKER  
PLACED SURVEY MARKER  
LANDS OBTAIN BY THIS PLAN  
RADIUS  
LENGTH OF ARC  
WITNESS  
CALCULATED POINT

#### NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS EXECUTED DURING THE PERIOD OF DAY/MONTH/YEAR
2. AZIMUTHS ARE GIVE DERIVED
3. ALL DIMENSIONS ARE GIVEN IN FEET, UNLESS NOTED.
4. FOR THIS SURVEY TO BE VALID, IT IS NECESSARY FOR APPROVAL TO BE GRANTED BY THE APPROPRIATE AUTHORITY.

**PRELIMINARY PLAN ONLY**  
NOT TO BE USED FOR LEGAL DESCRIPTIONS.



**Island Surveying & Engineering**

134 LONGWORTH AVENUE  
CHARLOTTETOWN, P.E.I.  
C1A 5B3

PHONE 902-334-3348  
FAX 902-565-3348  
www.isurvey.ca

PLAN OF SURVEY SHOWING  
LOTS 22-45, 22-56 TO  
22-58, 22-77 TO 22-85,  
22-96 TO 22-100,  
22-109, & 22-115  
BEING A SUBDIVISION OF  
PID No. 141168  
WINTER RIVER WOODS  
PHASE III

SCALE 1" = 100'

PLEASANT GROVE  
QUEENS COUNTY

LOT 34  
P.E.I.

DRAWN BY: ADM  
DRAWING No. 21521

P.I.D. No. 141168



I, ANTHONY D. PAGAN, 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.

ANTHONY D. PAGAN P.E.I. LAND SURVEYOR  
JANUARY 17, 2022  
DATE

TAB

4



Meeting Title: Site visit # 56465		16331 Mel Griffin	
Date: June 27 2022		Location: Pleasant Grove	
Organizer: _____		Chair: _____	
Attendees: _____			

- Notes:
- Visited the site and did a holistic review of the S/D
  - Noted gravel roads appear to be in good shape maintained
  - High quality of homes constructed on the properties
  - Nearly 30 homes constructed - hard to confirm but well over 50%
  - Storm water Plan created in 2006 for complete S/D should be reviewed
  - NFPA 100 Lot Rule will effect this Property
  - Phase 1 approved August 02/2005 Showing Future development
  - See 17.(6)(A) allows considerations for lots developed before March 21 2009.
  - We need to find the acceptable standard

Agreement/Action/Outcome	Responsibility	Due Date



