

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 Betty Ann Bryanton with respect to the denial of three applications for development and building permits at PID 93141 located at 158 Paradise Drive, Little Pond, PE

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

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**

Betty Ann Bryanton
1129 Apolydor Ave
Ottawa, ON K1H 8B1

Appellant

INDEX

Tab	Description of Document
A.	Decision letter of the Minister in relation to Applications M-2022-0160, M-2022-0161 and M-2022-0162 dated December 13, 2022
B.	Notice of Appeal dated January 3, 2023 (filed January 4, 2023)
C.	<ol style="list-style-type: none">1- Building and Development Permit Application M-2022-0160 for structure "A2" dated June 15, 20222- Building and Development Permit Application M-2022-0161 for structure "A3" dated June 15, 20223- Building and Development Permit Application M-2022-0162 for structure "A4" dated June 15, 2022
D.	Pre-Development and Subdivision Inspection Report dated October 25, 2022
E.	Property Assessment for PID 931741 and associated topographical maps
F.	Internal Government Correspondence <ol style="list-style-type: none">1- Coastal Hazard Assessment from Department of Environment, Energy and Climate Action2- Initial Planning Comments3- Additional Planning Comments
G.	Correspondence with Applicant

TAB

A



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

December 13, 2022

Betty Ann Bryanton
1129 Apolydor Ave
Ottawa, ON K1H 8B1

Dear Ms. Bryanton:

Subject: Application for 3 accessory structures to a Residential cottage (A2, A3 and A4 on the attached sketch)
Property ID #: 931741
Property Location: Little Pond
Our File References: M-2022-0160, M-2022-0161 & M-2022-0162

A. The Application

The Minister of Agriculture and Land has reviewed your application for three accessory structures (A2, A3 & A4 on the attached sketch) on Lot 12, Sub. Plan # 15756 located in Little Pond PEI. Lot 12 was approved for summer cottage use only on February 3, 1999.

B. Decision

The Minister of Agriculture and Land is denying the applications for the three accessory structures (A2, A3 & A4 on the attached sketch) in Little Pond PEI as per the *Planning Act*, sections 2.1.(1)(h) & (l) and the *Planning Act* Subdivision and Development Regulations subsection 3.(2)(a), (d) & (e) and section 34.

C. Reasons

The provincial interests, 2.1.(1) of the *Planning Act*, include 2 key sections relevant to this:

- h) The effect of the proposed planning development on, and measures for the protection of public health and safety
- i) The orderly and sustainable development of safe and healthy communities
 - The two additional sheds (A2 & A3) are being used as apparent shelters/bunkees, with no toilets or running water. This would not meet typical health standards. It is also clear that they are not of a legal use that is incidental to the single dwelling unit.

- The very nature of the sheds (A2 & A3) being used as shelters/bunkees, and not for storage, indicates that only one shed is actually needed for storage.
- An average residential yard will have one garage and/or one shed.
- The placement of the structures (A2 & A3) on the property is not orderly for the use (as storage). Sheds generally are placed immediately beside or behind a dwelling unit.
- The use of illegal shelters/bunkees (A2 & A3) is unsafe and unhealthy.
- With the toilet being moved inside the dwelling unit, the current structure (A4) used for the former composting toilet should be removed. There is no rationale for this structure to remain.

Due to the risk to public health and safety of the apparent shelters/bunkees (A2 & A3), the placement of these structures is in violation of subsection 3.(2)(a), (d) and (e) of the *Planning Act* Subdivision and Development Regulations. As well, as these types of shelters/bunkees are not clearly defined in the *Planning Act* Subdivision and Development Regulations and could be construed as shelters for human occupancy, they are in violation of section 34 of the *Planning Act* Subdivision and Development Regulations as the use of the shelters/bunkees would not conform with the approved use of the lot for summer cottage use - 1.(v.2) "summer cottage" means a single-unit dwelling that is intended to be occupied primarily during the summer months.

Planning Act

2.1.(1) The Minister in carrying out the Minister's responsibilities in relation to planning matters and the effects of proposed development under this Act shall have regard but not be limited to matters of provincial interest, such as

(h) the effect of proposed planning development on, and measures for the protection of, public health and safety;

(l) the orderly and sustainable development of safe and healthy communities;

Planning Act Subdivision and Development Regulations

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

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

(d) have a detrimental impact; or

(e) result in a fire hazard to the occupants or to neighbouring buildings or structures.

1.(f.3) "detrimental impact" means any loss or harm suffered in person or property in matters related to public health, public safety, protection of the natural environment and surrounding land uses, but does not include potential effects of new subdivisions, buildings or developments with regard to

(i) real property value;

(ii) competition with existing businesses;

(iii) viewscales; or

(iv) development approved pursuant to subsection 9(1) of the Environmental Protection Act;

34. No development permit shall be issued where the proposed use of the building or structure is contrary to the use specified on an approved subdivision plan. (EC693/00)

D. Right of Appeal

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

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

If you have any questions in regards to this decision, contact me at (902) 368-4465 or emlloyd@gov.pe.ca.

Sincerely,

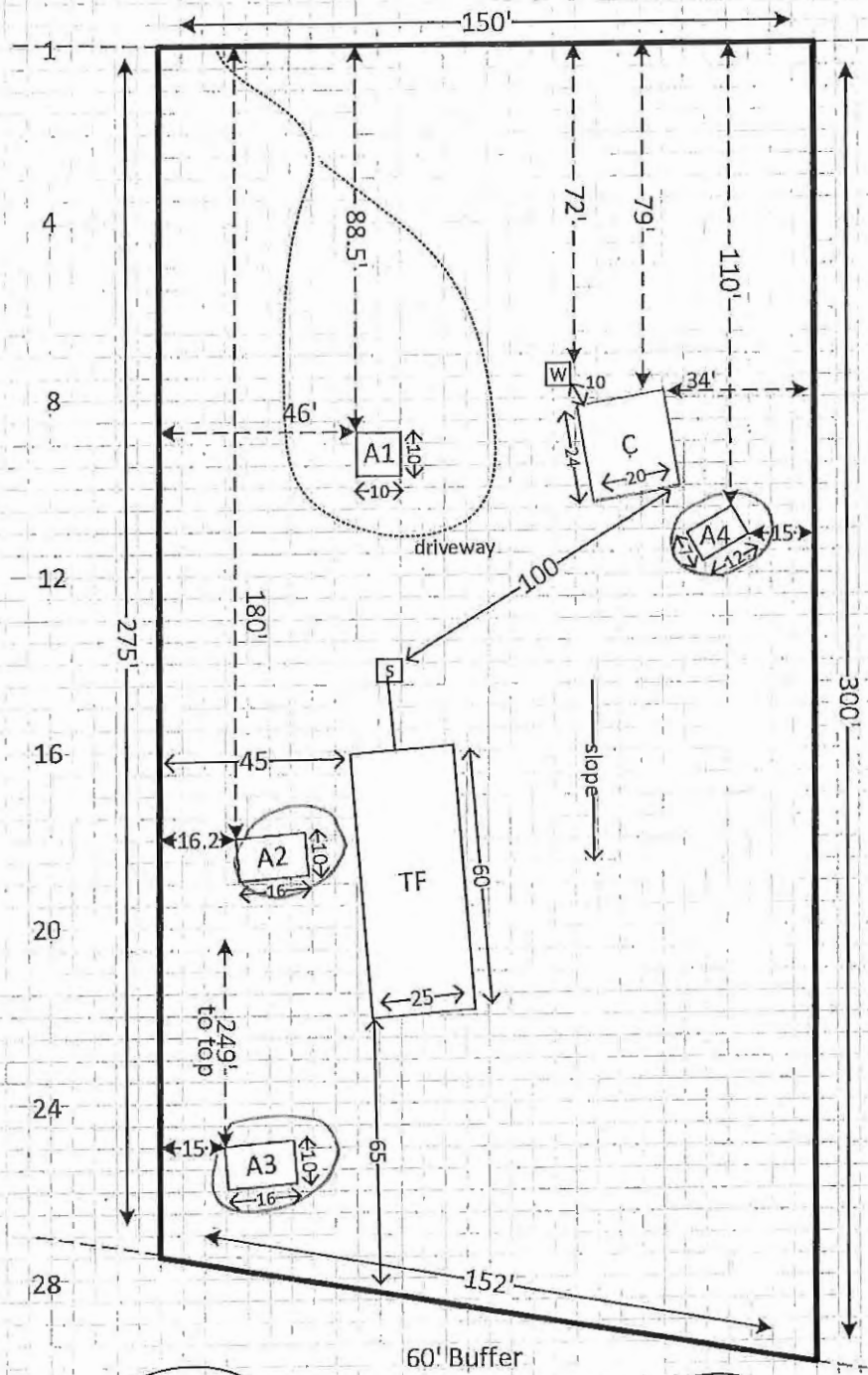


Eugene Lloyd
Manager (Acting) of Provincial Planning

Bryanton - Cottage

158 Paradise Dr, Little Pond, PEI
 Legend: 1 square = 5 feet

66' right of way (Road), Paradise Drive



- Existing bldgs:
 C = cottage
 W = well (ca. 2006)
 A1 = accessory bldg
 A2 = accessory bldg
 A3 = accessory bldg
 A4 = accessory bldg
 S = septic (2018)
 TF = tile field



32 1 4 8 12 16

LEGEND:

- LEGAL SURVEY MARKER PLACED
- FD LEGAL SURVEY MARKER FOUND
- ▲ P.E.I. GRID MONUMENT
- ⊕— TRAVERSE LINE AND POINT
- CP CALCULATED POINT
- PP POWER POLE
- BC BEGINNING OF CURVE
- EC END OF CURVE

DEPARTMENT OF
PROVINCIAL AFFAIRS

JAN 7 1998

Building & Development
Section

NOTE:
REVISED DECEMBER 8, 1997.
LOTS 1 TO 9 INCLUSIVE &
LOTS 18 TO 19 INCLUSIVE
REVISED THIS DATE.

#15756G

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

NOTE:
THIS SURVEY WAS
BASED ON THE D
ALL COORDINATES
REFER TO DESIGN



**DELTA SURVEYS —
DESIGNER SURVEYS INC.**

— INCORPORATED (1988) —

94 1/2 QUEEN ST. CHARLOTTETOWN, P.E.I. P.O. BOX 818 PH. 894-5531

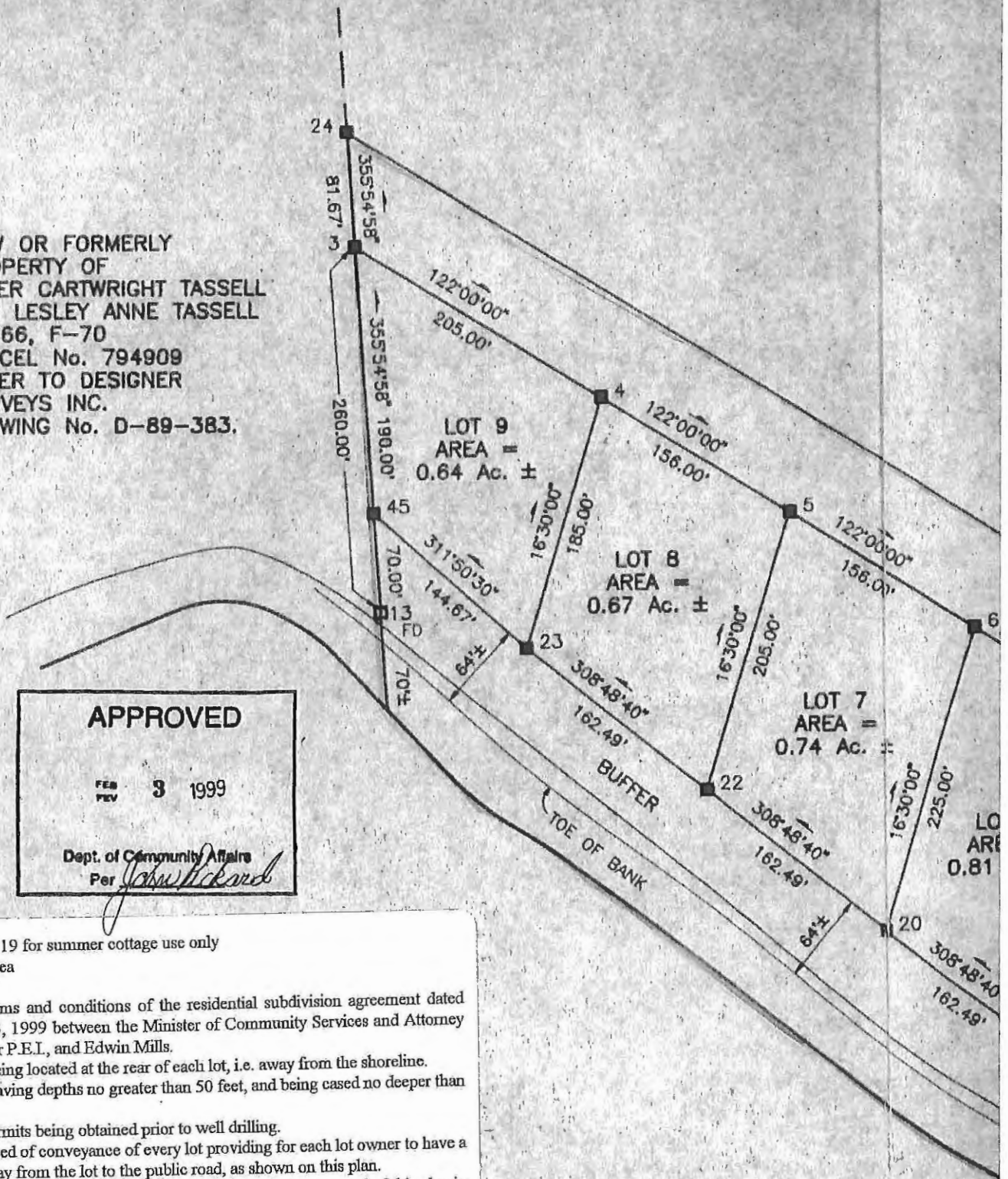
NOTE:
I, BRIAN P. POTT
DO HEREBY CERT
MY DIRECTION AN
TRUE AND CORRE

TITLE PLAN SHOWING A PROPOSED
SUBDIVISION OF A PORTION OF
PROPERTY OF C. EDWIN MILLS

LOCATION LITTLE POND, LOT 56, KINGS CO., P.E.I.

SCALE	1"=100'	FILE	1995-M-6	SHEET	OF
DATE	AUGUST 25, 1997	DRAWING	D-97-252	1	1
DRAWN	M.E.D.	CHECKED	B.P.P.		

NOW OR FORMERLY
PROPERTY OF
PETER CARTWRIGHT TASSELL
AND LESLEY ANNE TASSELL
L-266, F-70
PARCEL No. 794909
REFER TO DESIGNER
SURVEYS INC.
DRAWING No. D-89-383.



APPROVED

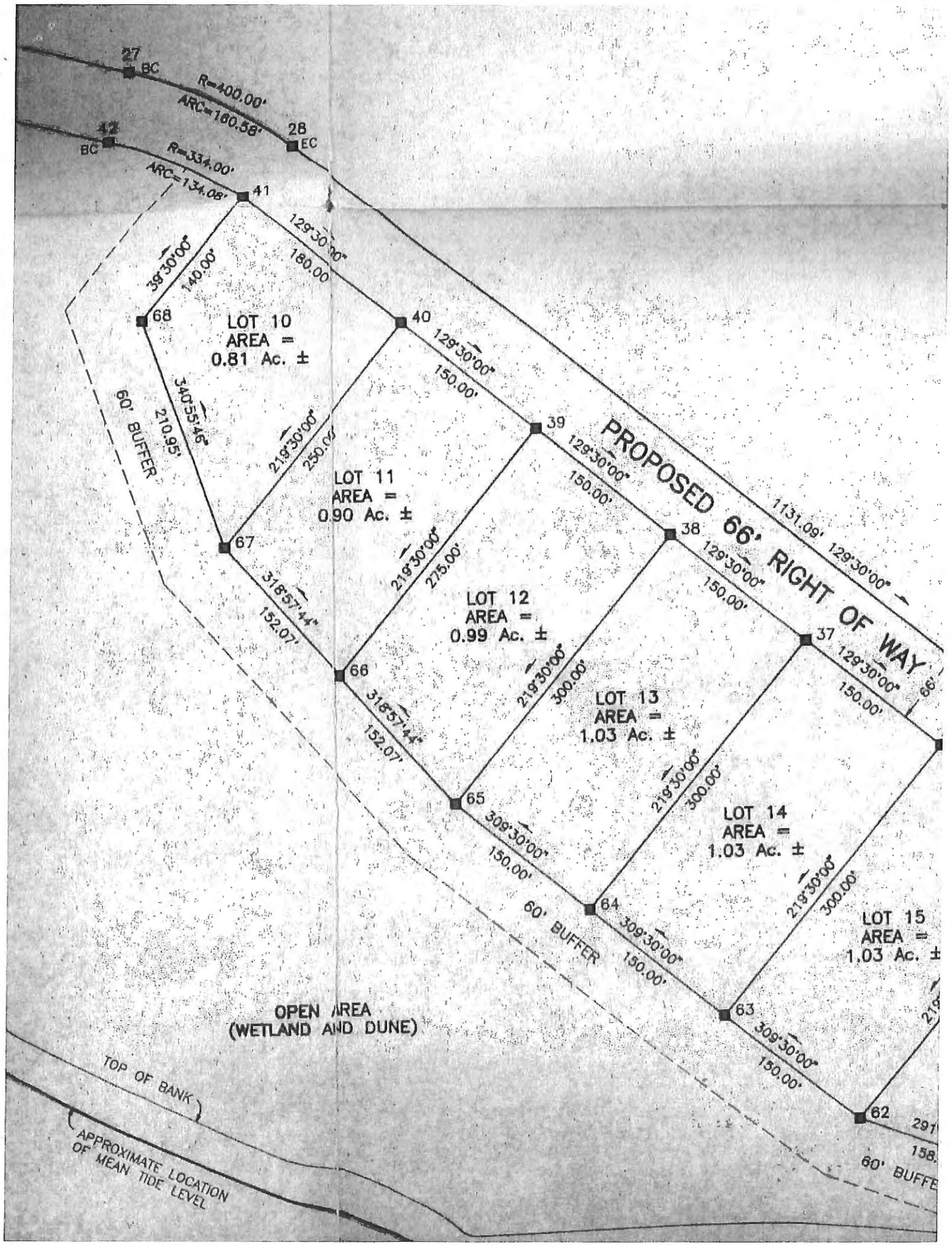
FEB 3 1999

Dept. of Community Affairs
Per *John Richard*

- A. Lots 1 - 19 for summer cottage use only
B. Open area
Subject to:
1. The terms and conditions of the residential subdivision agreement dated February 3, 1999 between the Minister of Community Services and Attorney General for P.E.I., and Edwin Mills.
 2. Wells being located at the rear of each lot, i.e. away from the shoreline.
 3. Wells having depths no greater than 50 feet, and being cased no deeper than 30 feet.
 4. Well permits being obtained prior to well drilling.
 5. Every deed of conveyance of every lot providing for each lot owner to have a right-of-way from the lot to the public road, as shown on this plan.
 6. Rights-of-way shown on this plan remaining private; approval of this plan in no way implies that the Province of Prince Edward Island accepts any responsibility for construction or maintenance of roadways or associated drainage facilities.
 7. Construction and maintenance of drainage facilities within the bounds of the private rights-of-way shown on this plan being the responsibility of the subdivider, or of an association of lot owners formed for that purpose.
- Note: All lots are Category I**

Note: This subdivision approval has been issued in a geographic area which does not have land zoning. The

~ BOUGHTON BAY ~



TAB

B

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.irc.pe.ca

NOTE:
Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of _____ (name of City, Town or Community) on the 13th day of December, 2022, wherein the Minister/Community Council made a decision to deny permits for PID 931741, 158 Paradise Drive, Little Pond under the file numbers M-2022-0160, M-2022-0161 and M-2022-0162

(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)
SEE SCHEDULE A FOR THE RATIONALE SUPPORTING THIS APPEAL.

The decisions were based on rationale that is false, as well as inapplicable, biased and/or arbitrary/subjective

- Public health and safety is not impacted; there is no detrimental impact.

- Orderly and sustainable development of safe and healthy communities is not impacted.

Further, the Minister is applying their own provisions inconsistently, thereby unfairly and unjustly to me.

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)

Approve the permits.

Further, cease and desist the allowed and continued harassment and vexatiousness towards me and my property.

SEE SCHEDULE B FOR RATIONALE FOR THE REQUESTED RELIEF.

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

Name(s) of Appellant(s): Betty Ann Bryanton
Please Print

Signature(s) of Appellant(s): 

Mailing Address: 1129 Apolydor Ave

City/Town: Ottawa

Province: ON

Postal Code: K1H8B1

Email Address: babryanton9@gmail.com

Telephone: 613-731-1205

Dated this 03 day of January, 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@irc.pe.ca.

Schedule 'A' - Supporting Rationale

Re: Appeal of M-2022-0160, -0161, -0162

My grounds of appeal include, but are not limited to, that unnamed officials reporting to the Minister have made decisions that are arbitrary, full of errors of fact, highly inconsistent using an inapplicable and false narrative that is not based on prescribed guidelines in the *Planning Act* or the *Planning Act* Subdivision and Development Regulations.

1. Officials have acted unprofessionally, demonstrated in the many years (since 2015) of reversing their decisions, contradicting their verbal assurances made to me which cost me substantial energy and financial resources to the point where they now seemed to be guided by outside influences, not the facts at hand.
2. My permits conform to the *Planning Act* and its regulations. The officials' suggested 'rationale' for denying my permits are full of errors of fact. They are not supported by the evidence. Added grounds may appear once the Appellant has received full disclosure of the relevant file materials.
3. In the 'C Reasons' section, they states that A2 & A3 are "being used as **apparent** (my emphasis) shelters/bunkees." This is not true. The officials who attended my property without warning, viewed this and falsely declared the opposite. We live in our small cottage and also enjoy tenting, which was fully in view. How did their apparitions become 'reasons?'
4. The storages shed are clean and painted. Since the officials did not examine them, how could they declare "detrimental impact to public health and safety?" This was so obvious, one wonders their motivations for saying the opposite.
5. Officials are applying judgments inconsistently, thereby unfairly to me. The PEI Planning Decisions website proves this, for we can see other single PIDs that have had multiple development permits approved, and in some cases, those multiple development permits (for one PID) were for multiple accessory buildings / storage. Also, we see that permits were approved for a 'she shed' and a shipping container.
6. The officials state that my storage units are 'unnecessary.' This is an arbitrary decision. It is not supported by the Planning Act, therefore is subjective, and indeed, biased since the evidence in front of their eyes proves the opposite.
7. The officials uses the word "average." The use of 'average' is an arbitrary term that means there are some that are more, some that are less. This is not a valid reason, and again is biased.
8. The officials state that A4 is unnecessary since the composting toilet will be removed, another arbitrary decision. First, there is no guideline to support how much storage is necessary. Consider the many items a family might store in a basement, attic, multiple closets, attached garage. Second, we have a dwelling unit with a very small footprint, since we are environmentally-minded; therefore, we do not have enough storage space in our dwelling unit. All accessory buildings (which only total 305 sq. ft., less than a 2-car garage) are necessary for storage (e.g., a picnic table takes up a whole shed; shovels and

yard implement plus take up another; items necessary for repair, extra boards, paint, shingles, etc. take up a third. Bulky items like blankets, pillows, warmer clothing and outdoor camp chairs take up another). There are no guidelines telling property owners how many items a property owner is allowed to own and require storage for. This is entirely arbitrary and rationale, and invalid for denial of any permit.

9. Officials state that the placement of A2 & A3 is not 'orderly' for the use as storage. This is an another arbitrary opinion. There is no guideline in the Planning Act for this. We have a long rectangle one acre property. When doing yard work at the bottom of the property, it is a long walk to the top of the property; therefore, suit the needs of working the property and not applying undue stress of the body walking and carrying things back and forth, A3 in particular is a perfect placement for supporting this work. Any items desired to carry to the beach (accessed from the bottom of the property) are best stored in this location.
10. The officials have reversed their decisions / changed their minds many, many times — too much to list all here. We've complied each time and have only ever attempted to work with them.
11. Finally, the decisions on my permit applications came just before Christmas which put me at a disadvantage, not able to have time or get counsel during the holidays. This was unfair.

Schedule 'B' - Supporting Rationale for the Requested Relief
Re: Appeal of M-2022-0160, -0161, -0162

Contrary to the Minister's arbitrary assessment using false information, since A2 & A3 are not being used as shelters/bunkies, there is no risk to public health and safety and there is no violation of subsection 3.(2)(a), (d) and (e) of the Planning Act Subdivision and Development Regulations.

Further, contrary to the Minister's arbitrary assessment using false information, since A2 & A3 are not being used shelters for human occupancy, there is no violation of section 34 of the Planning Act Subdivision and Development Regulations.

Based on the reasons above, I request the Minister approve the permit applications for A2 and A3.

Contrary to the Minister's arbitrary assessment of the needs of a property owner to store items and the Minister's own inconsistent conduct of applying their approvals/denials of development permits, I request the Minister approve the permit application for A4.

Further, I request that the Minister and the Island Regulatory Appeals Commission cease and desist the allowed and continued harassment and vexatiousness towards me and my property.

Since 2015, I have been continually bullied by an unsatisfied cottage neighbour when I have complied with all changes in decision by the Minister and complied with all Regulations. The Minister is not only allowing this vexatiousness to continue, but the Minister seems to be also swayed by the vexatiousness of that neighbour (noting that much of the rationale is very similar to rationale the neighbour has used previously).

"Vexatious" is an action which is brought solely to harass or subdue an adversary. (The neighbour is harassing me and treating me as an adversary.) It may take the form of a primary frivolous claim [which I believe the original 2015 appeal was (verbally indicated to me that I was obstructing their view with the A3 8x12 foot building)] or may be the repetitive, burdensome, and unwarranted filing of meritless motions [seven years of repetitive appeals and required re-filing of permits]. Filing vexatious claims is considered an abuse of the judicial and may result in sanctions against the offender. — I believe the neighbour and their swaying of the Minister with arbitrary assessments of my property is an abuse of the process and should result in an Order to them to cease and desist interfering with the process. We fear for our own health and safety!

TAB

C

TAB

1

Building & Development Permit Application



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 for a development permit to build a commercial, industrial, institutional, or multi-unit residential structure, please contact a Development Officer with the Land Division before applying.

If you are applying for a building permit that requires professional design or is outside the scope of the National Building Code please contact a Building Official with the Land Division before applying.

B. Application Package Requirements

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

- The application form that has all of the questions answered and is signed by the registered owner of the property, or someone authorized to act on their behalf, as well as the applicant.
- A Development Area Map, drawn to scale and including a north arrow, showing:
 - The boundaries of the property involved, including dimensions
 - All roads and right-of-ways on and adjacent to the property
 - The distance from the proposed structure to all property boundaries
 - The location of all existing structures on the property, including exterior dimensions
 - The location of the proposed structure, including exterior dimensions and elevations
 - The distance from the proposed structure to the centre of any roads
 - The distance from the proposed structure to any existing structures
 - The distance from the proposed structure to any watercourse, sand dune, or the top of the bank
 - The distance from the proposed structure to any existing or proposed well and septic systems (tank and field tile)
 - The distance between any well and septic systems
 - The location of any existing and proposed driveways, including the distance from the centre of the driveway to the nearest property boundary

Further requirements specific to Building Permit Applications:

- Foundation, truss and structural framing plans and details
- Front, side and rear elevations
- Floor Plans
- Cross-Sections

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 Moÿse 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.

M-2022-0160

Bryanton - A2



1. Application Type

Building & Development Permit

Development Permit Only

Building Permit Only

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.

2. Property Information

Property Tax Number : 931741-000

Community: Little Pond

Civic Address Number: 158

Street Name: Paradise Dr

Property Depth: 300'

Property Width: 150'

Property Acreage: 0.990

Lot Number (if applicable) 12

3. Applicant Information and Mailing Address

Name: Betty Ann Bryanton
First Middle Initial Last

Company Name: _____

Street Address or PO Box: 1129 Apolydor Ave

Community: Ottawa

Province: ON

Postal Code: K1H 8B1

Email: babryanton9@gmail.com

Phone: 613-731-1205 (H)

4. Property Owner Information if Different From Above

Name: _____
First Middle Initial Last

Company Name: _____

Street Address or PO Box: _____

Community: _____

Province: _____

Postal Code: _____

Email: _____

Phone: _____

Bryanton - A2

5. Existing Land Use

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

- | | | |
|-------------------------------------------------------------|----------------------------------------|--------------------------------------|
| <input checked="" 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 type="checkbox"/> Other |

b. 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.

Seasonal cottage

c. Are there existing buildings on the property? Yes No

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

1 main structure (cottage), 4 small accessory buildings for storage

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

f. Describe the physical nature in detail.

flat lot near the water

g. Are any of the following located within one kilometre 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 | <input type="checkbox"/> Active wharf |

Bryanton - A2

6. Proposal Information

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

- | | |
|-------------------------------------------------------------|--------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New, detached structure | <input type="checkbox"/> Changing the use of an existing structure |
| <input type="checkbox"/> Addition to existing structure | <input type="checkbox"/> Renovation of an existing structure |
| <input type="checkbox"/> Relocation of existing structure | <input type="checkbox"/> Demolition of an existing structure |

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

- | | | |
|-------------------------------------------------------------|----------------------------------------|------------------------------------------------|
| <input checked="" 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"/> Aquaculture/Fisheries |
| <input type="checkbox"/> Rental accommodations | <input type="checkbox"/> Institutional | <input type="checkbox"/> Forestry |

c. If you are proposing a residential use, please indicate the number of bedrooms and dwelling units you intend to have in the structure. A dwelling unit is one or more rooms intended to be used as a single housekeeping unit and generally include their own cooking and toilet facilities.

Number of Bedrooms: _____ Number of Dwelling Units: _____

d. Is the proposed structure the main structure on the property? Yes No

e. Describe how the proposed structure will be used in detail.

already existing accessory building for storage, rectifying the situation

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

Maximum Width (ft): <u>16</u>	First Floor Area (ft ²): <u>160</u>
Maximum Depth (ft): <u>10</u>	Total Floor Area (ft ²): <u>160</u>
Number of Stories: <u>1</u>	

g. Provide the minimum distance from your proposed structure to the following.

Front Yard Property Line (ft): <u>180</u>	Rear Yard Property Line (ft): <u>95</u>
Left Side Property Line (ft): <u>16.2</u>	Right Side Property Line (ft): <u>118</u>
Shoreline or Top of Bank (ft): _____	Wetland or watercourse (ft): _____
Dunes (ft): _____	Water Well (ft): _____
Septic Tank (ft): <u>18</u>	Septic Filed Tile (ft): <u>15</u>

h. What is the estimated dollar value of constructing, plumbing, wiring and finishing your proposed project (excluding costs for land, septic system and landscaping)? \$ 0

Bryanton - A2

7. Access and Servicing Information

- a. Will the proposal require the creation of a new driveway or the relocation of an existing driveway? Yes No
- b. Was a soil assessment (perc test) completed on the property? Yes No
- c. Is there an existing septic system on the property? Yes No
- d. How will the proposed structure receive sewer services?
 - New on-site system
 - Existing on-site system
 - Municipal Central Waste Treatment
 - Private Central Waste Treatment

8. Technical Information

- a. What type of heating system are you proposing? Please check all that apply.

Oil: Baseboards Forced Air In-Floor

Electric: Baseboard Heat Pump In-Floor

Other:

Please Describe not applicable

- b. What type of basement are you proposing for the structure?

Full Basement No Basement
 Slab on Grade Crawlspace

- c. What type of foundation are you proposing for the structure?

Standard Concrete Insulated Concrete Form (ICF) Wood Posts

Other:

Please Describe not applicable

- d. What type of electrical service are you proposing for the structure?

100 Amp 200 Amp

Other:

Please Describe not applicable

- e. What siding material are you proposing for the structure?

vinyl

- f. What roofing material are you proposing for the structure?

asphalt shingles

Bryanton - A2

9. Contracting Information

Please provide the name, email address 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:			
Lawyer:			
Engineer:			
Architect/Designer:			
General Contractor:			
Heating Contractor:			
Electrician:			
Plumber:			

10. Declaration

I, Betty Ann Bryanton hereby certify that I am

the registered owner of the land proposed for development

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
(MANDATORY):

BA

Date 2022-06-15

Shirley Kauler

Date 2022-06-15

Applicant Signature:

BA

Date 2022-06-15

Please Note: In order 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.

Bryanton - A2

Building & Development Permit Application Sketch

Pursuant to the Planning Act

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

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

SKETCH



See next page

BO

2022-06-15

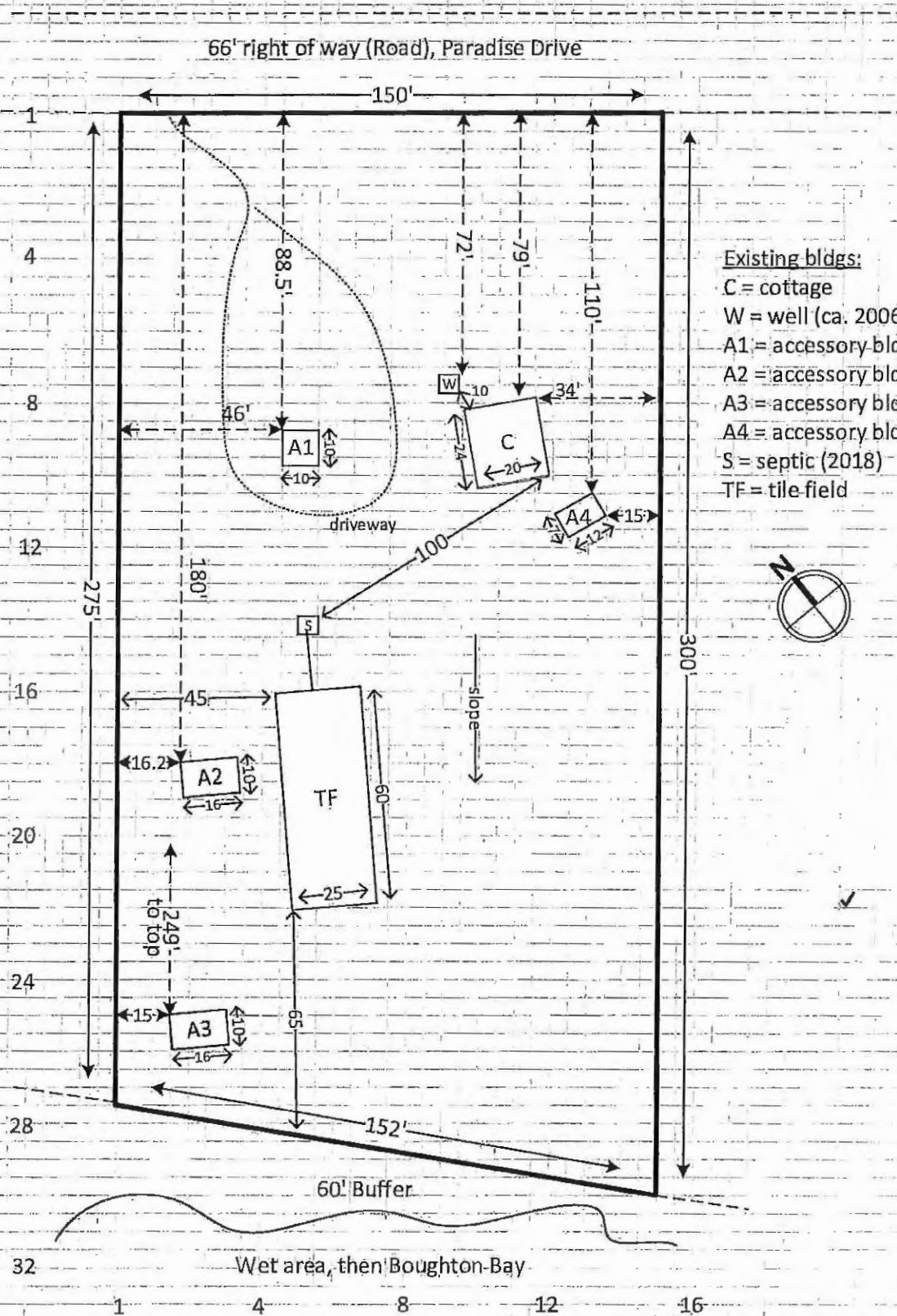
Property Owner's Signature or Applicant

Date

Bryanton - A2

158 Paradise Dr, Little Pond, PEI

Legend: 1 square = 5 feet



TAB

2

Bryanton - A3



1. Application Type

- Building & Development Permit
- Development Permit Only
- Building Permit Only

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.

2. Property Information

Property Tax Number: 931741-000 Community: Little Pond
Civic Address Number: 158 Street Name: Paradise Dr
Property Depth: 300' Property Width: 150'
Property Acreage: 0.990 Lot Number (if applicable) 12

3. Applicant Information and Mailing Address

Name: Betty Ann Bryanton
First Middle Initial Last

Company Name: _____

Street Address or PO Box: 1129 Apolydor Ave
Community: Ottawa
Province: ON
Postal Code: K1H 8B1
Email: babryanton9@gmail.com
Phone: 613-731-1205 (H)

4. Property Owner Information if Different From Above

Name: _____
First Middle Initial Last

Company Name: _____

Street Address or PO Box: _____
Community: _____
Province: _____
Postal Code: _____
Email: _____
Phone: _____

M-2022-0161

Building & Development Permit Application



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 for a development permit to build a commercial, industrial, institutional, or multi-unit residential structure, please contact a Development Officer with the Land Division before applying.

If you are applying for a building permit that requires professional design or is outside the scope of the National Building Code please contact a Building Official with the Land Division before applying.

B. Application Package Requirements

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

- The application form that has all of the questions answered and is signed by the registered owner of the property, or someone authorized to act on their behalf, as well as the applicant.
- A Development Area Map, drawn to scale and including a north arrow, showing:
 - The boundaries of the property involved, including dimensions
 - All roads and right-of-ways on and adjacent to the property
 - The distance from the proposed structure to all property boundaries
 - The location of all existing structures on the property, including exterior dimensions
 - The location of the proposed structure, including exterior dimensions and elevations
 - The distance from the proposed structure to the centre of any roads
 - The distance from the proposed structure to any existing structures
 - The distance from the proposed structure to any watercourse, sand dune, or the top of the bank
 - The distance from the proposed structure to any existing or proposed well and septic systems (tank and field tile)
 - The distance between any well and septic systems
 - The location of any existing and proposed driveways, including the distance from the centre of the driveway to the nearest property boundary

Further requirements specific to Building Permit Applications:

- Foundation, truss and structural framing plans and details
- Front, side and rear elevations
- Floor Plans
- Cross-Sections

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.

Bryanton - A3

5. Existing Land Use

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

- | | | |
|-------------------------------------------------------------|----------------------------------------|--------------------------------------|
| <input checked="" 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 type="checkbox"/> Other |

b. 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.

Seasonal cottage

c. Are there existing buildings on the property? Yes No

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

1 main structure (cottage), 4 small accessory buildings for storage

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

f. Describe the physical nature in detail.

flat lot near the water

g. Are any of the following located within one kilometre 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 | <input type="checkbox"/> Active wharf |

6. Proposal Information

Bryanton - A3

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

- | | |
|-------------------------------------------------------------|--------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New, detached structure | <input type="checkbox"/> Changing the use of an existing structure |
| <input type="checkbox"/> Addition to existing structure | <input type="checkbox"/> Renovation of an existing structure |
| <input type="checkbox"/> Relocation of existing structure | <input type="checkbox"/> Demolition of an existing structure |

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

- | | | |
|-------------------------------------------------------------|----------------------------------------|------------------------------------------------|
| <input checked="" 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"/> Aquaculture/Fisheries |
| <input type="checkbox"/> Rental accommodations | <input type="checkbox"/> Institutional | <input type="checkbox"/> Forestry |

c. If you are proposing a residential use, please indicate the number of bedrooms and dwelling units you intend to have in the structure. A dwelling unit is one or more rooms intended to be used as a single housekeeping unit and generally include their own cooking and toilet facilities.

Number of Bedrooms: _____ Number of Dwelling Units: _____

d. Is the proposed structure the main structure on the property? Yes No

e. Describe how the proposed structure will be used in detail.

already existing accessory building for storage, rectifying the situation

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

Maximum Width (ft): <u>16</u>	First Floor Area (ft ²): <u>160</u>
Maximum Depth (ft): <u>10</u>	Total Floor Area (ft ²): <u>160</u>
Number of Stories: <u>1</u>	

g. Provide the minimum distance from your proposed structure to the following.

Front Yard Property Line (ft): <u>249</u>	Rear Yard Property Line (ft): <u>36</u>
Left Side Property Line (ft): <u>15</u>	Right Side Property Line (ft): <u>119</u>
Shoreline or Top of Bank (ft): _____	Wetland or watercourse (ft): _____
Dunes (ft): _____	Water Well (ft): _____
Septic Tank (ft): <u>18</u>	Septic Filed Tile (ft): <u>15</u>

h. What is the estimated dollar value of constructing, plumbing, wiring and finishing your proposed project (excluding costs for land, septic system and landscaping)? \$ 0

Bryanton - A3

7. Access and Servicing Information

- a. Will the proposal require the creation of a new driveway or the relocation of an existing driveway? Yes No
- b. Was a soil assessment (perc test) completed on the property? Yes No
- c. Is there an existing septic system on the property? Yes No
- d. How will the proposed structure receive sewer services?
 - New on-site system
 - Existing on-site system
 - Municipal Central Waste Treatment
 - Private Central Waste Treatment

8. Technical Information

a. What type of heating system are you proposing? Please check all that apply.

Oil: Baseboards Forced Air In-Floor

Electric: Baseboard Heat Pump In-Floor

Other:
Please Describe not applicable

b. What type of basement are you proposing for the structure?

- Full Basement No Basement
- Slab on Grade Crawlspace

c. What type of foundation are you proposing for the structure?

- Standard Concrete Insulated Concrete Form (ICF) Wood Posts

Other:
Please Describe not applicable

d. What type of electrical service are you proposing for the structure?

- 100 Amp 200 Amp

Other:
Please Describe not applicable

e. What siding material are you proposing for the structure?

vinyl

f. What roofing material are you proposing for the structure?

asphalt shingles

Bryanton - A3

9. Contracting Information

Please provide the name, email address 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:			
Lawyer:			
Engineer:			
Architect/Designer:			
General Contractor:			
Heating Contractor:			
Electrician:			
Plumber:			

10. Declaration

I, Betty Ann Bryanton hereby certify that I am

the registered owner of the land proposed for development

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
(MANDATORY):

BA

Date 2022-06-15

Shirley Kauler

Date 2022-06-15

Applicant Signature:

BA

Date 2022-06-15

Please Note: In order 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.

Bryanton - A3

Building & Development Permit Application Sketch

Pursuant to the Planning Act

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- Location of well, septic tank, and field tile and show distances from structures
- Show roads
- Setback from side and rear yard property lines
- Distance from watercourse, top of bank, and sand dune
- Natural slope of the land
- Separation distance between well and septic system

SKETCH



See next page

2022-06-15

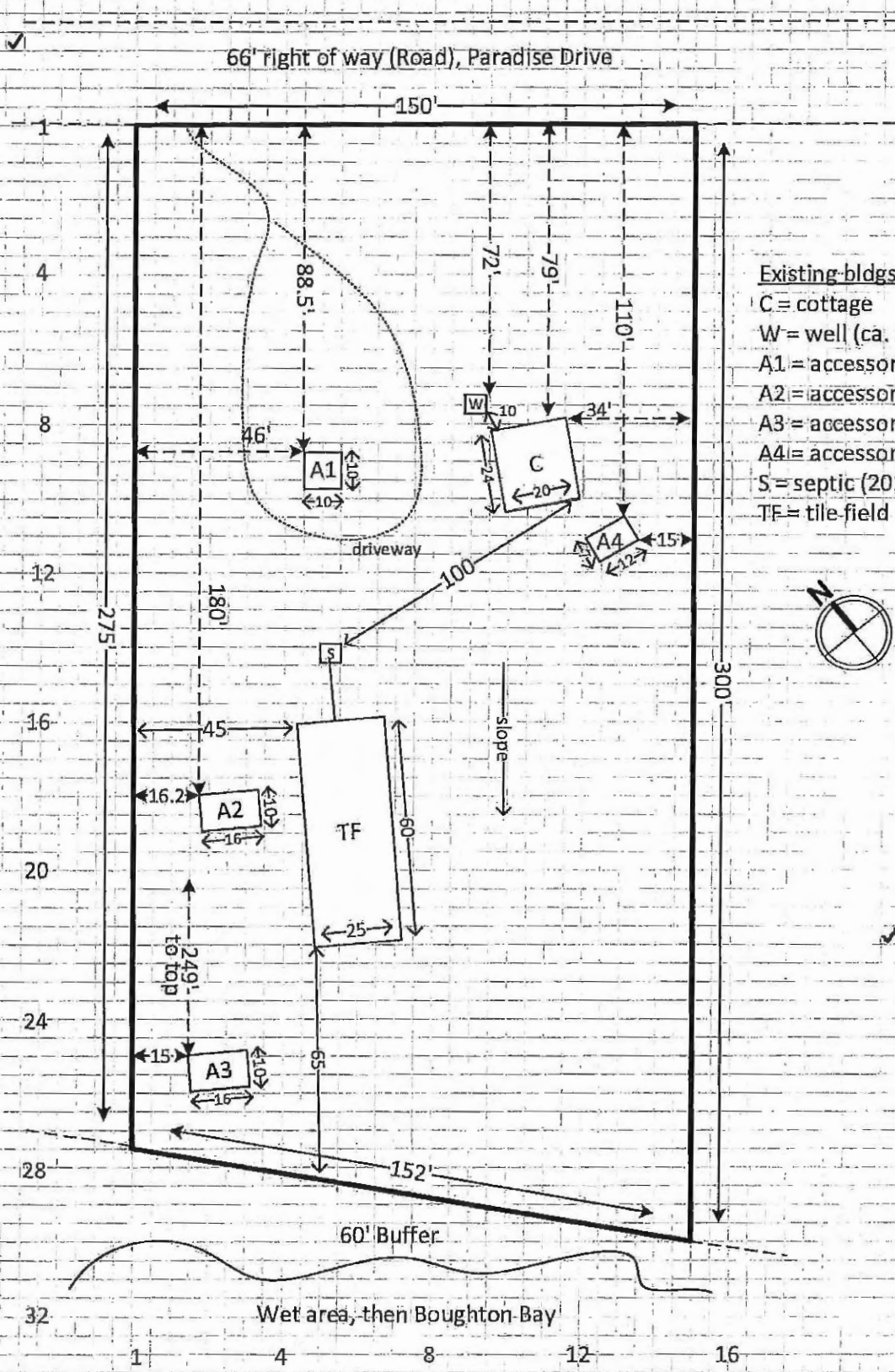
Property Owner's Signature or Applicant.

Date

Bryanton - A3

158 Paradise Dr, Little Pond, PEI

Legend: 1 square = 5 feet



Existing bldgs:

- C = cottage
- W = well (ca. 2006)
- A1 = accessory bldg
- A2 = accessory bldg
- A3 = accessory bldg
- A4 = accessory bldg
- S = septic (2018)
- TF = tile-field

TAB

3

Building & Development Permit Application



A. Before You Apply

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If you are applying for a building permit that requires professional design or is outside the scope of the National Building Code please contact a Building Official with the Land Division before applying.

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 - The location of all existing structures on the property, including exterior dimensions
 - The location of the proposed structure, including exterior dimensions and elevations
 - The distance from the proposed structure to the centre of any roads
 - The distance from the proposed structure to any existing structures
 - The distance from the proposed structure to any watercourse, sand dune, or the top of the bank
 - The distance from the proposed structure to any existing or proposed well and septic systems (tank and field tile)
 - The distance between any well and septic systems
 - The location of any existing and proposed driveways, including the distance from the centre of the driveway to the nearest property boundary

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- Summerside - 120 Heather Moysé 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.

M-2022-0162

Bryanton - A4



1. Application Type

Building & Development Permit

Development Permit Only

Building Permit Only

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2. Property Information

Property Tax Number: 931741-000

Community: Little Pond

Civic Address Number: 158

Street Name: Paradise Dr

Property Depth: 300'

Property Width: 150'

Property Acreage: 0.990

Lot Number (if applicable) 12

3. Applicant Information and Mailing Address

Name: Betty Ann Bryanton
First Middle Initial Last

Company Name: _____

Street Address or PO Box: 1129 Apolydor Ave

Community: Ottawa

Province: ON

Postal Code: K1H 8B1

Email: babryanton9@gmail.com

Phone: 613-731-1205 (H)

4. Property Owner Information if Different From Above

Name: _____
First Middle Initial Last

Company Name: _____

Street Address or PO Box: _____

Community: _____

Province: _____

Postal Code: _____

Email: _____

Phone: _____

Bryanton - A4

5. Existing Land Use

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

- | | | |
|-------------------------------------------------------------|----------------------------------------|--------------------------------------|
| <input checked="" 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 type="checkbox"/> Other |

b. 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.

Seasonal cottage

c. Are there existing buildings on the property? Yes No

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

1 main structure (cottage), 4 small accessory buildings for storage

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

f. Describe the physical nature in detail.

flat lot near the water

g. Are any of the following located within one kilometre 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 | <input type="checkbox"/> Active wharf |

6. Proposal Information

Bryantoni - A4

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

- New, detached structure
- Changing the use of an existing structure
- Addition to existing structure
- Renovation of an existing structure
- Relocation of existing structure
- Demolition of an existing structure

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

- Single-unit residential
- Commercial
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- Multi-unit residential
- Industrial
- Aquaculture/Fisheries
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- Forestry

c. If you are proposing a residential use, please indicate the number of bedrooms and dwelling units you intend to have in the structure. A dwelling unit is one or more rooms intended to be used as a single housekeeping unit and generally include their own cooking and toilet facilities.

Number of Bedrooms: _____ Number of Dwelling Units: _____

d. Is the proposed structure the main structure on the property? Yes No

e. Describe how the proposed structure will be used in detail.

already existing accessory building for storage, rectifying the situation

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

Maximum Width (ft): 12 First Floor Area (ft²): 84
 Maximum Depth (ft): 7 Total Floor Area(ft²): 84
 Number of Stories: 1

g. Provide the minimum distance from your proposed structure to the following.

Front Yard Property Line (ft): 110 Rear Yard Property Line (ft): 180
 Left Side Property Line (ft): 123 Right Side Property Line (ft): 15
 Shoreline or Top of Bank (ft): _____ Wetland or watercourse (ft): _____
 Dune(s) (ft): _____ Water Well (ft): 55
 Septic Tank (ft): 73 Septic Filed Tile (ft): 58

h. What is the estimated dollar value of constructing, plumbing, wiring and finishing your proposed project (excluding costs for land, septic system and landscaping)? \$ 0

7. Access and Servicing Information

- a. Will the proposal require the creation of a new driveway or the relocation of an existing driveway? Yes No
- b. Was a soil assessment (perc test) completed on the property? Yes No
- c. Is there an existing septic system on the property? Yes No
- d. How will the proposed structure receive sewer services?
 - New on-site system
 - Existing on-site system
 - Municipal Central Waste Treatment
 - Private Central Waste Treatment

8. Technical Information

a. What type of heating system are you proposing? Please check all that apply.

- Oil: Baseboards Forced Air In-Floor
-
- Electric: Baseboard Heat Pump In-Floor
-
- Other:
Please Describe not applicable

b. What type of basement are you proposing for the structure?

- Full Basement
- No Basement
- Slab on Grade
- Crawlspace

c. What type of foundation are you proposing for the structure?

- Standard Concrete
 - Insulated Concrete Form (ICF)
 - Wood Posts
- Other:
Please Describe not applicable

d. What type of electrical service are you proposing for the structure?

- 100 Amp
 - 200 Amp
- Other:
Please Describe not applicable

e. What siding material are you proposing for the structure?

metal _____

f. What roofing material are you proposing for the structure?

metal _____

9. Contracting Information

Please provide the name, email address 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:			
Lawyer:			
Engineer:			
Architect/Designer:			
General Contractor:			
Heating Contractor:			
Electrician:			
Plumber:			

10. Declaration

I, Betty Ann Bryanton hereby certify that I am

the registered owner of the land proposed for development

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
(MANDATORY):

BA

Date 2022-06-15

Shirley K. Kulp

Date 2022-06-15

Applicant Signature:

BA

Date 2022-06-15

Please Note: In order 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.

Bryanton - A4

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- Separation distance between well and septic system

SKETCH



See next page

2022-06-15

Property Owner's Signature or Applicant

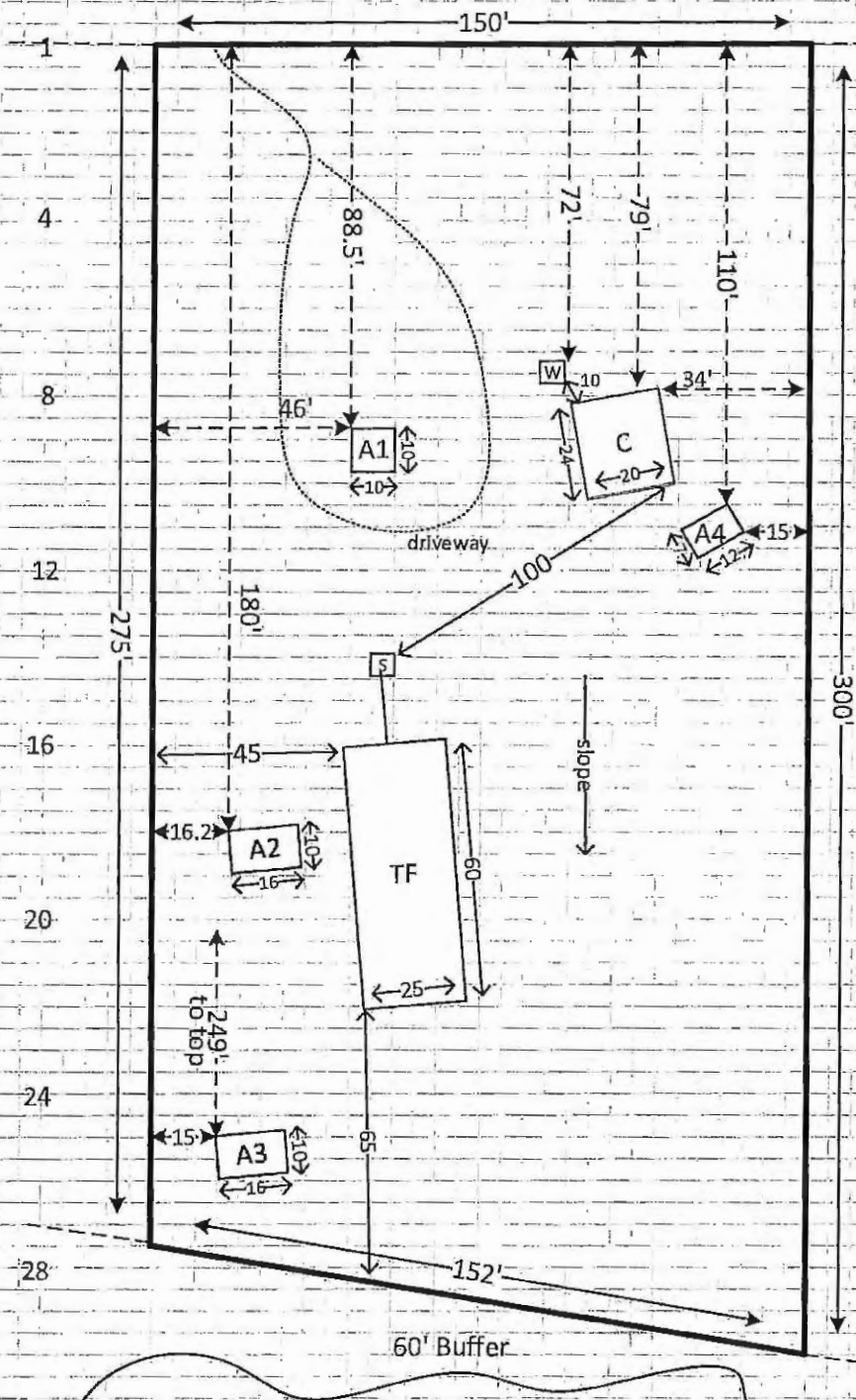
Date

Bryanton - A4

158 Paradise Dr, Little Pond, PEI

Legend: 1 square = 5 feet

66' right of way (Road), Paradise Drive



Existing bldgs:

- C = cottage
- W = well (ca. 2006)
- A1 = accessory bldg
- A2 = accessory bldg
- A3 = accessory bldg
- A4 = accessory bldg
- S = septic (2018)
- TF = tile field



Wet area, then Boughton Bay

TAB

D



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

Updated May 05, 2019

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: Betty Ann Bryanton LOCATION: Little Pond
SUBDIVISION CASE #: 15766G BUILDING PERMIT #: M-2022-0158
PROPERTY #: 931741 DATE OF INSPECTION: August 16, 2022

Section 2 - Property Information

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

Section 3 - Soil Categorization

a) What is the soil categorization? Cat 1
b) Previously Assessed? Yes Case #: 15756 Assumed Permeable Soil: 60+ cm
Assessor: Registered Document: RD 11700

Notes:

See KS-65-18 for septic installation - 1 bedroom septic system installed, Leaching Chamber, Cardigan Excavators

Section 4 - Highway Information

a) Name of highway: Paradise Drive 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? [X] one [] two [] more than 2
d) Is an Entrance way permit required? [X] No [] Yes
e) Highway access (culvert) [] new culvert required [X] use existing entrance
re-locate existing entrance
f) Does the proposed entrance way meet the sight distance requirements? [] No [X] Yes [] NA

g) Special Conditions: Private Road.

h) TIR comments (if applicable): N/A - Private Road

over ->

Section 5 – Building Information (building permits only)

- a) Will the proposal meet the minimum building setbacks? No Yes
- b) Will a variance be required? No Yes
- c) Has the Verification Template been checked? No Yes

Section 6 – Sketch

This area can be used to show features of the property (e.g. slope direction, surface drainage, structures, lot layouts, special features, etc.)

Notes:

- Previous permits issued for this structure and others on site. Those permits are now null and void as applications were submitted to request new approvals for the existing structures
- The small cottage will be serviced by an existing water well and waste water to an existing septic system (KS-65-18)
- Lot 12, Sub. Plan # 15756G, Cat 1 - 60+cm of permeable soil
- The cottage must contain all cooking and toilet facilities within the cottage itself in order to meet the definition of a dwelling unit as per the Planning Act Subdivision and Development Regulations
- Discussed with our Planners regarding the nature of the development, the tiny home aspect and the number of accessory structures. Eleanor Mohammed has no issues with the tiny home as long as it meets the setbacks and building codes - only one accessory structure should be permitted.
- Based on the owners agreement to install a toilet in the structure, existing cooking facilities, an existing well and septic and in discussions with a professional planner, approval is recommended to change the use of the previously approved storage building in 2007 to a cottage/residential structure

Section 7 – Subdivision Information (subdivisions only)

- a) Does the Duty to Consult Policy Apply? No Yes
- b) Has this property been previously subdivided? No Yes
- c) Is a survey required? No Yes
- d) Immediately prior to final approval, has the identification status been confirmed (attach confirmation)? No Yes

Section 8 – Status and Sign Off

Copies of the application have been sent to the following for comment:

- Environmental Health TIR (transportation) Quality Tourism Fire Marshall
- Municipality Planning ENVIRONMENT - CLIMATE CHARGE

Eugene Lloyd

Officer

October 25, 2022

Date

TAB

E

DEPARTMENT OF FINANCE
TAXATION AND PROPERTY RECORDS
GEOMATICS INFORMATION CENTRE

Registry Information Listing
By Parcel Number

Jun 16, 2022
Page: 1

Parcel
9317741

Map #
11LO82A2-3

Property Location
158 PARADISE DR
LITTLE POND

Owner Name & Mailing Address
GARETH LEWELLYN & BETTY ANN BRYANTON
1129 APOLYDOR AVE

County:

OTTAWA
ON K1H 8B1

Status: Active
Last Parcel Update: 17-AUG-09

Acres: 0.99
School District: 3075
Lot/Township: 56

DOCUMENTS FILED ON PARCEL:

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2009	DEED	11	1376	2074	-
2004	DEED	11	1809	522	55
2004	MORTGAGE	51	1810	410	9

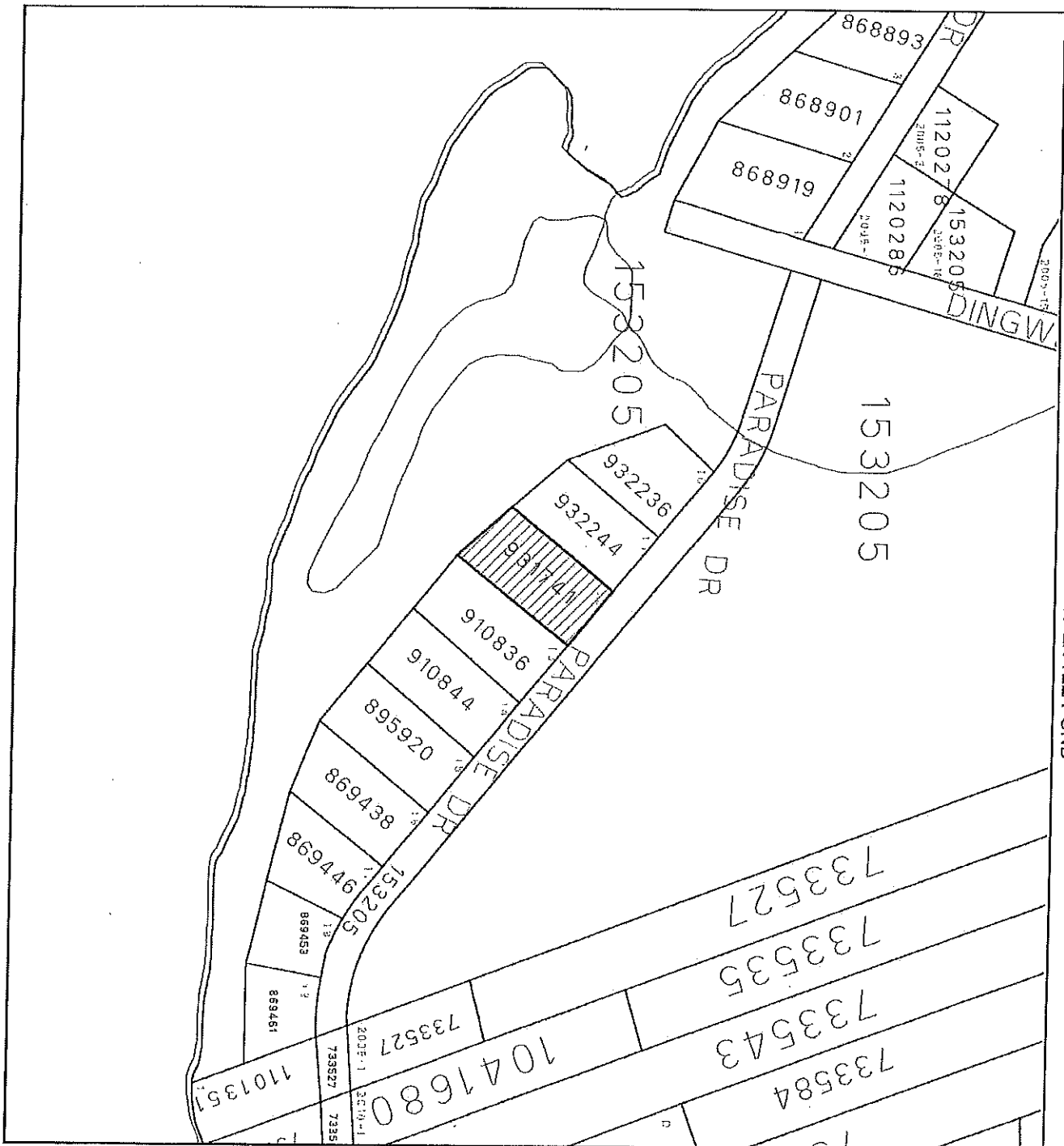
PLANS FILED ON PARCEL:

Plan No
N7 15756G
N8 10652

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.

PEI GEOMATICS
INFORMATION CENTRE

Owner Name: GARETH LLEWELLYN & BETTY ANN BRYANTON
Location: 158 PARADISE DR LITTLE POND



PROVINCE OF PEI DEPARTMENT OF
PROVINCIAL TREASURY
GEOMATICS INFORMATION CENTRE
11 KENT ST. CHARLOTTETOWN
PEI C1A 7N6

PHONE: 302-368-5178
FAX: 302-368-4399

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EXACT DIMENSIONS OR AREAS.

SCALE: 1:3582
DATE: Jun 16, 2022
TIME: 11:32:34 AM
ACREAGE: 0.99
WORK UNIT: 3075

TAB

F

TAB

1

Eugene Lloyd

From: Hope Parnham
Sent: Wednesday, October 26, 2022 11:51 AM
To: Eugene Lloyd
Subject: RE: PID 931741, Little Pond
Attachments: CHA PID 931741.pdf

Hi Eugene

Find attached the CHA For PID 931741.

Have a great day!
Hope

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Wednesday, October 26, 2022 8:36 AM
To: Hope Parnham <hparnham@gov.pe.ca>
Subject: FW: PID 931741, Little Pond

Anything you can assist with?

Thank you

Eugene Lloyd
Manager (Acting) of Provincial Planning
31 Gordon Drive
Charlottetown, PE C1A 7N8
(ph) 902-368-4465

From: Eugene Lloyd
Sent: Tuesday, October 25, 2022 10:58 AM
To: Peter Nishimura <pnishimura@gov.pe.ca>
Subject: PID 931741, Little Pond

Looking for an updated CHA for this parcel as I'm involved in an IRAC case and am in need of updated information.

Thank you

Eugene Lloyd
Manager (Acting) of Provincial Planning
31 Gordon Drive
Charlottetown, PE C1A 7N8
(ph) 902-368-4465



Coastal Hazard Assessment

Property Identification Number (PID):	931741		
Civic Address/Lot Number:	Paradise Drive		
Community/Municipality:	Spry Point		
Shoreline Classification Type:	N/A		
Watershed Name:	Blacketts Creek	Watershed ID:	WS_244

Prince Edward Island’s coastline is ever-changing. It is shaped by the forces of wind, waves, tides, and change in sea level. Residents, businesses, and visitors value coastal properties. However, coastal hazards, like erosion and flooding, are common and they are growing.

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

The CHA is not based on a site visit. Instead, it is based on the interpretation of remotely sensed data and climate modeling.

Recovering from erosion and flood damage can be expensive. Disaster financial assistance programs are available, but not everyone is eligible. New development in flood prone areas are not eligible for disaster financial assistance provided through Public Safety Canada’s Disaster Financial Assistance Arrangements, unless steps have been taken during design and construction to protect against a 100-year flood. Information on a 100-year flood, sometimes called a floodplain, is available for coastal areas of Prince Edward Island.

Please consider taking the following steps before you purchase, develop, or subdivide a coastal property:

- talk to a qualified professional to get advice on the design and location of any coastal development,
- think about how long you want your development to last, how much you want to invest, and how comfortable you are with risk,
- learn about previous erosion and flood damage to the property, and
- talk to your insurance agency about potential coverage.

For more information on coastal hazards, please visit: www.princeedwardisland.ca/coastalhazards.

Limitation of Liability: Government, its agents, representatives, and employees 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 any reliance on the Coastal Hazard Assessment.

Coastal Erosion Hazard Assessment

What is coastal erosion?

Coastal erosion is the natural breakdown and removal of rocks and soil along the coastline. Both the annual freeze-thaw cycle and wave action cause erosion.

Typically, most coastal erosion takes place during storms (e.g., strong waves, high wind, and storm surge conditions). Other factors that influence the erosion rate of a property include the shoreline type (e.g., cliff, low bank, sand dune, wetland), the geology or soil type, the orientation of the shore, the exposure or fetch (i.e., the width of the open water in front of the shore), development or other disturbances on the land adjacent to the bank, and the presence or absence of vegetation.



Figure 1. Example of bank erosion at Victoria Provincial Park



Figure 2. Example of cliff erosion at Cape Egmont

How much is PEI's coastline eroding?

By using historical (1968-2010) data, we can assess the amount of erosion that an individual property has experienced over time. On average, PEI's coastline is eroding at a rate of 30 cm each year. However, erosion is not always a gradual process; in some instances significant amounts of land (8–10 m) have been lost in a single storm event, while other areas have barely been impacted at all. This is why it is important to inform yourself about the specific erosion hazard of your property.

What are my options for adapting to coastal erosion?

For properties with moderate to high erosion hazards, the PEI Department of Environment, Energy and Climate Action recommends relocating existing buildings and locating new buildings farther inland. The department does not recommend shoreline stabilization, as a first alternative, along PEI's coastline.

If you are considering installing shoreline stabilization on your coastal property, you must obtain a Watercourse, Wetland and Buffer Zone Activity Permit or hire a licensed contractor. For more information, please visit: www.princeedwardisland.ca/en/service/apply-watercourse-wetland-and-buffer-zone-activity-permit.

How will PEI's coastline erode in the future?

As a result of climate change the sea level is rising, intense storms are occurring more frequently, and during the winter months there is less sea ice coverage. All of these factors are expected to lead to increased erosion in coastal areas in the future.

What is the Erosion Hazard Classification for a single property?

By using the average historical (1968-2010) rate of erosion, the level of hazard can be attributed to an individual property. Hazard classifications are as follows:

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

This hazard classification is based on historical coastal change and is likely to be an underrepresentation of the future erosion rate (i.e., as the climate continues to change, the erosion rate is likely to increase). Furthermore, if the coastline of your property has been altered (e.g., shoreline armoring) the historic rate of erosion may not accurately reflect current conditions.

Please note that the historical rate of erosion is currently not available for coastlines adjacent to saltmarshes. Saltmarshes can provide a natural barrier between coastal properties and the impacts of storm surge flooding. Without interference from coastal development, saltmarshes are expected to expand (inland) as sea level continues to rise.

Coastal Erosion Data	
Average Coastal Erosion Rate (cm/year)	N/A
Maximum Coastal Erosion Rate (cm/year)	N/A
Coastal Erosion Hazard Classification:	N/A
Comments: This property is not a waterfront property. PID 153205 is located between this property and the coastline. PID 153205 is fronted by and partially contains a saltmarsh, which is not included in the determination of the average and maximum erosion rates. Saltmarshes are expected to expand (inland) as sea level continues to rise.	

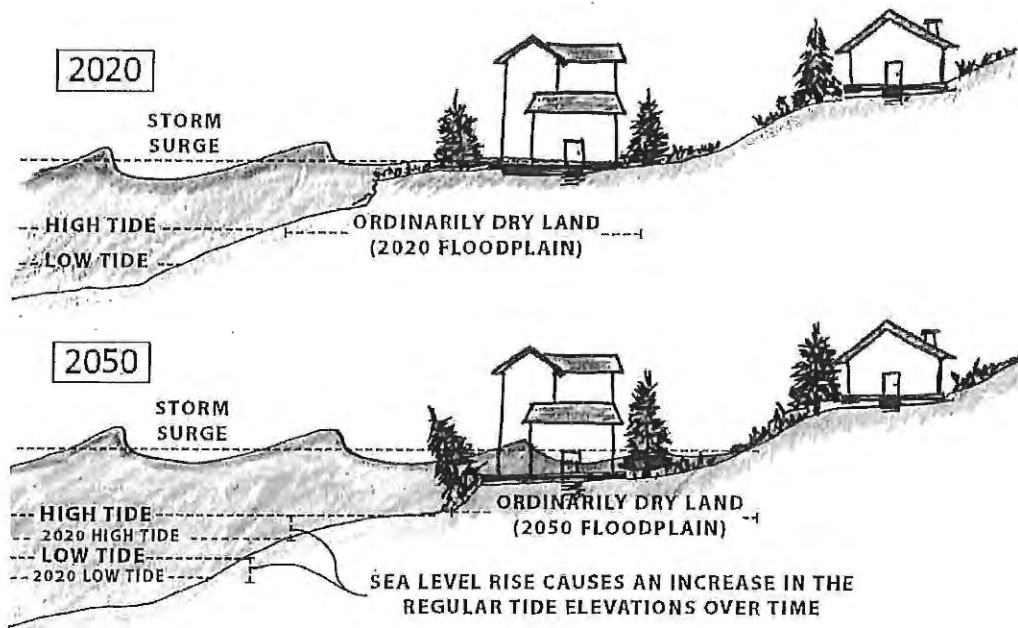
Coastal Flood Hazard Assessment

What causes coastal flooding?

Coastal flooding occurs when seawater flows temporarily over low-lying (but normally dry) coastal land. Flooding often happens during storm surge events, and can be particularly damaging if the storm takes place during a high tide. A storm surge is a temporary rise in sea level that results when atmospheric pressure drops and strong winds push the water towards the shore.

As a result of climate change, PEI's sea level is expected to rise by approximately 1 m (3.3 ft) this century. As the sea level rises it will permanently flood low-lying coastal land and coastal saltmarshes will expand inland. Although this will be a gradual process, over time the coastline will become more susceptible to flooding and storm surge flood waters will reach higher elevations more frequently.

The coastal floodplain is the area of land adjacent to the shoreline that will be affected by a coastal flooding event (i.e. storm surge) with a 1% chance of happening annually. This storm level is often referred to as the 1-in-100 year flood. Properties located within the coastal floodplain have at least a 22.2% chance of flooding over the course of a 25-year mortgage.



If you require additional information to support detailed design criteria, such as risk tolerance and minimum design standard thresholds, a **Watershed Flood Project Report (WFPR)** is available to download from: www.princeedwardisland.ca/coastalhazards. The WFPR is intended for researchers and design professionals. This additional data is applicable to all properties within the watershed in which your property is located.

Is my property in a flood hazard zone?

PEI is fortunate to have access to detailed information on the elevation of all coastal properties. By using climate models of projected sea level rise, this information can be used to assess the coastal flood hazard of a single property.

High Flood Hazard:

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

Moderate-High Flood Hazard:

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

Moderate-Low Hazard:

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

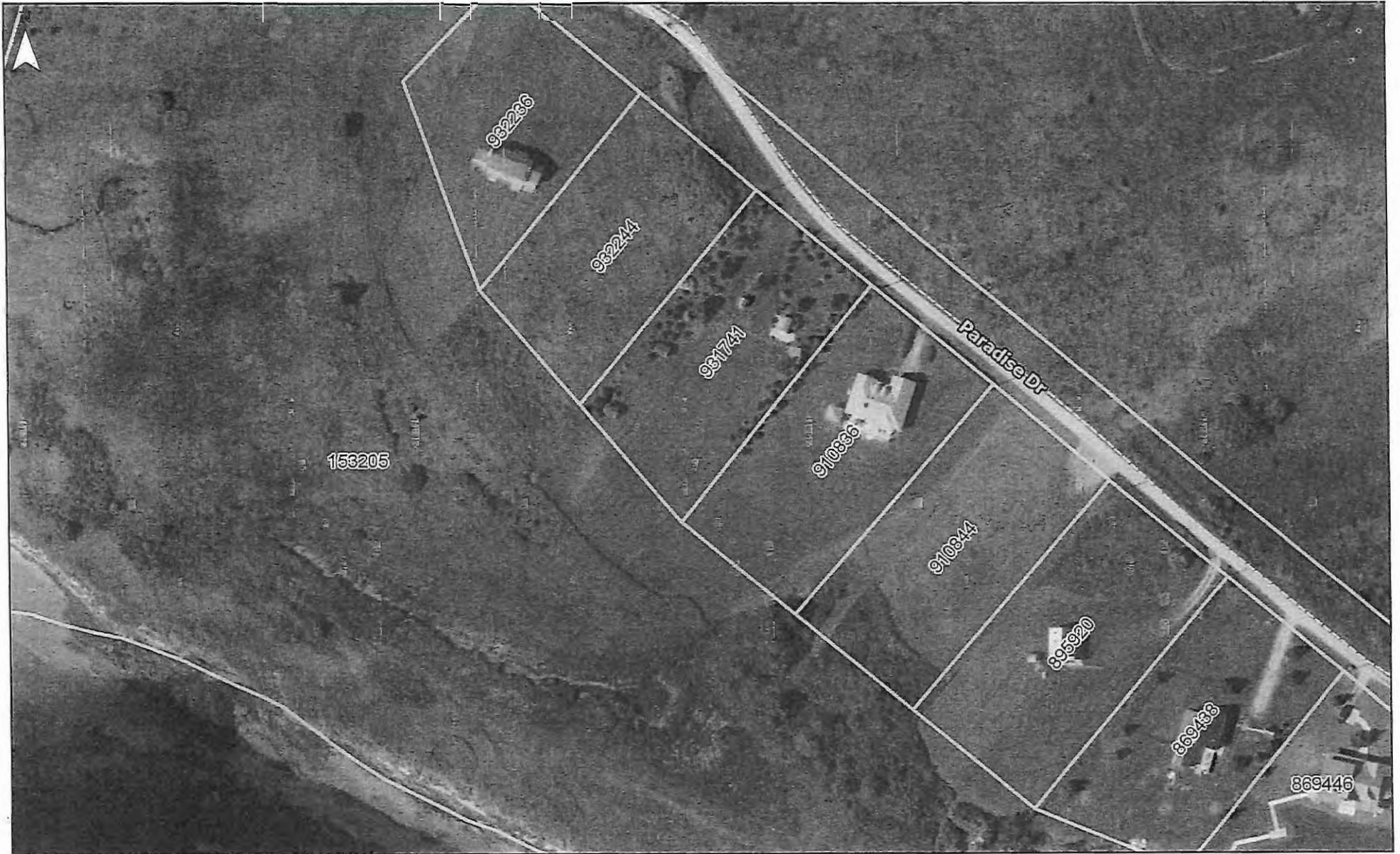
Minimal Flood Hazard:

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

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





Approximate area of the property within the hazard zone	
High Flood Hazard:	5
Moderate-High Flood Hazard:	15
Moderate-Low Flood Hazard:	40
Minimal Flood Hazard:	40
Comments: Approximately 5% of this property falls within the High Flood Hazard Zone; 15% within the Moderate-High Flood Hazard Zone; 40% within the Moderate-Low Flood Hazard Zone and the remaining 40% is within the Minimal Flood Hazard Zone. If available, local knowledge of previous occurrences of flooding will also help to inform the property owner regarding current and future flood risk.	

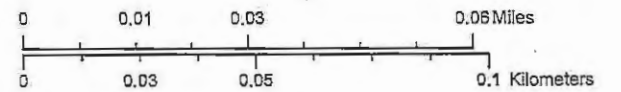
PID 931741



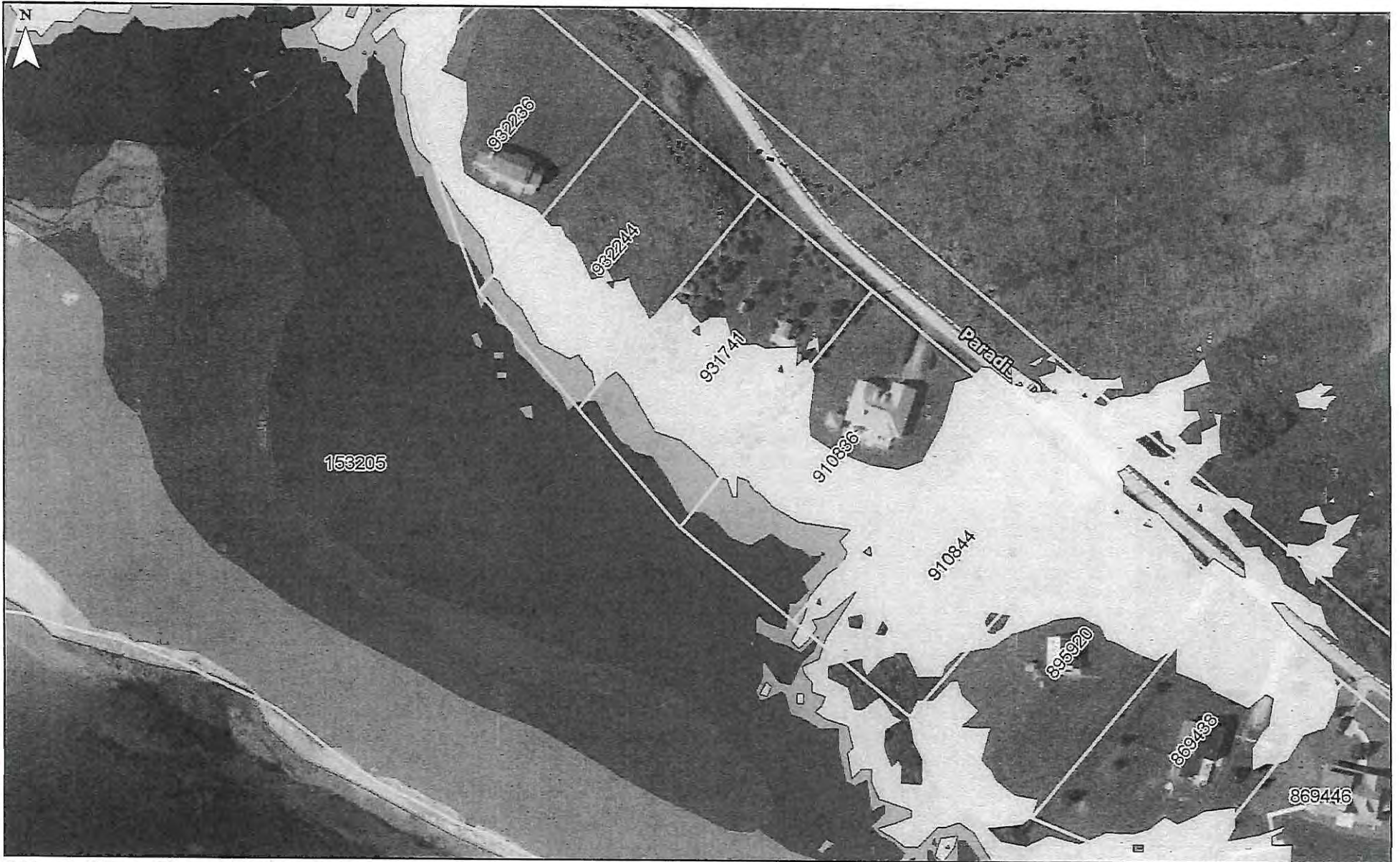
October 26, 2022 This map is not intended for legal description or to calculate exact land dimensions.

Statistics Canada

-  Property
-  Highway
-  Secondary
-  Street
-  Unpaved



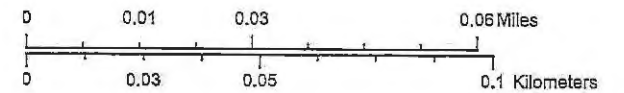
Scale: 1:2,257



October 26, 2022 This map is not intended for legal description or to calculate exact land dimensions.

Statistics Canada

- | | | |
|----------------------------------|-------------------------------------|----------------------------|
| — Watercourse | SAND DUNE | — Highway |
| ■ LAND LOCKED POND | Property | — Secondary |
| NO OPEN WATER OR MARSH COMPONENT | ■ High Flood Hazard (2020) | — Street |
| ■ OPEN WATER OR MARSH COMPONENT | ■ Moderate-High Flood Hazard (2050) | — Unpaved |
| ■ SALT OR BRACKISH MARSH | ■ Moderate-Low Hazard (2100) | - - Extreme Flood Scenario |



Scale: 1:2,257

TAB

2

Eugene Lloyd

From: Alex O'Hara
Sent: Tuesday, August 30, 2022 11:59 AM
To: Eugene Lloyd
Cc: Eleanor Mohammed
Subject: M-2022-0158 - Bryenton Stringer Recommendation
Attachments: Write up for Bryanton.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

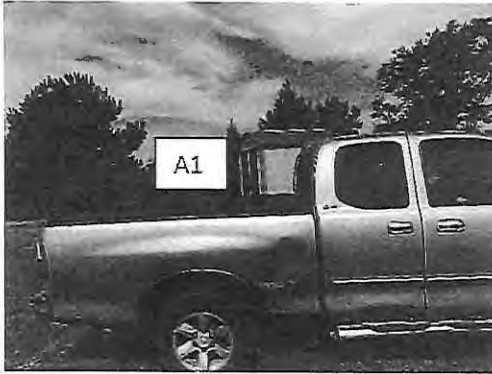
Good morning, Eugene.

I made a rudimentary report outlining the reasoning for my recommendation and proposed avenues forward. If you need anything else, just let me know.

Kind regards,

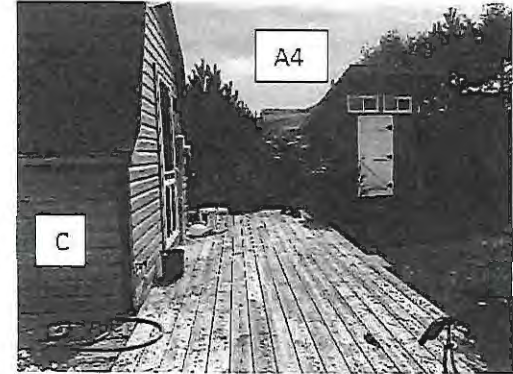
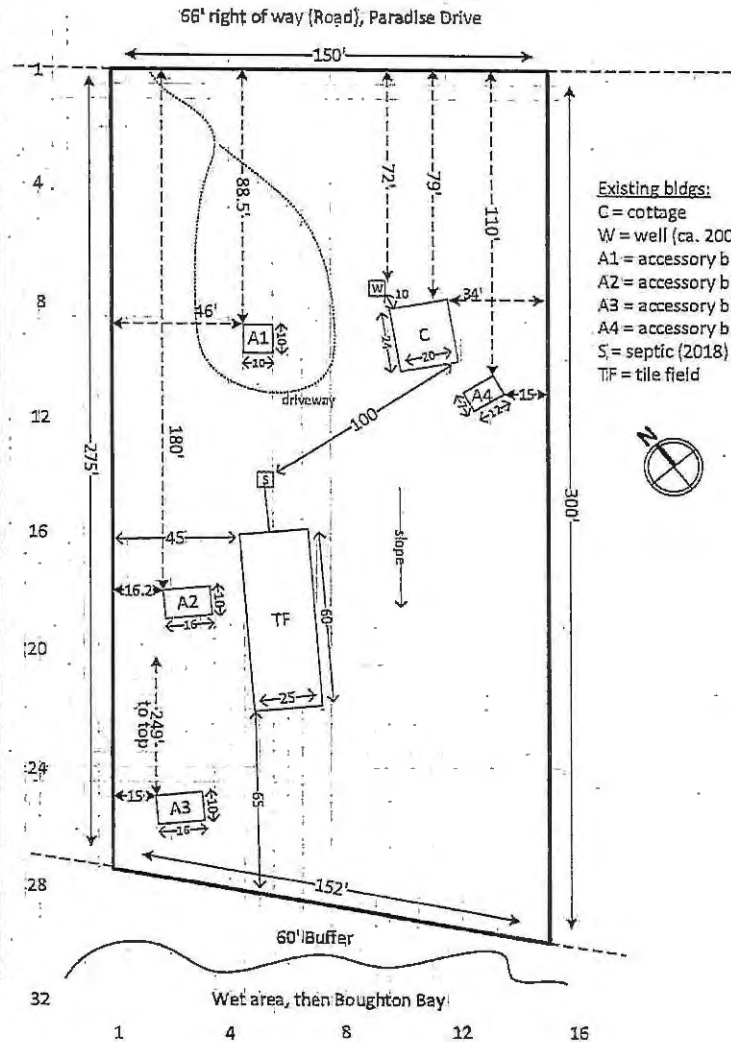
Alex O'Hara MSc
Land Use and Planning Act Specialist
Department of Agriculture and Land
31 Gordon Drive
Phone: **(902) 368-6178**
Cell: **(902) 213-5544**
Email: amohara@gov.pe.ca

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Bryanton - Cottage

158 Paradise Dr, Little Pond, PEI
Legend: 1 square = 5 feet



- Site visit conducted on August 16th, 2022 by Alex O'Hara and Eleanor Mohammed
- Lot approved (lot 12) February 3rd, 1999 for "Summer Cottage use only" under case number 15756G
- Property appears to be being used as a commercial (campground) with the subject structure A2 (accessory structure) and structure C (Cottage) both being used as dwelling units.
- Current use appears to be contrary to the approved use, Section 34. Proposed Use Contrary to Plan, "No development permit shall be issued where the proposed use of the building or structure is contrary to the use specified on an approved subdivision plan".
- Planning considerations relevant to be considered under the apparent use include;
 - Previous planning decisions on the application site;
 - Noise and disturbance resulting from the proposed use/development;
 - The layout and density of the buildings/development;
- Given the apparent use of the property, I would not recommend approval unless a development agreement is signed, stipulating the accessory structures use and that the accessory structures are relocated.

TAB

3

Eugene Lloyd

From: Eleanor Mohammed
Sent: Monday, October 24, 2022 12:03 PM
To: Eugene Lloyd; Alex O'Hara
Subject: RE: M-2022-0158 - Bryenton Stringer Recommendation

I think a tiny home is fine as long as it meets all servicing and safety code requirements.

"Does this help?" should have been at the top of that email -- ha!

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Monday, October 24, 2022 12:00 PM
To: Eleanor Mohammed <emohammed@gov.pe.ca>; Alex O'Hara <amohara@gov.pe.ca>
Subject: RE: M-2022-0158 - Bryenton Stringer Recommendation

Thanks so much. Very appreciated. And any thoughts/issues on this being a tiny home in this situation?

Eugene Lloyd
Manager (Acting) of Provincial Planning
31 Gordon Drive
Charlottetown, PE C1A 7N8
(ph) 902-368-4465

From: Eleanor Mohammed <emohammed@gov.pe.ca>
Sent: Monday, October 24, 2022 11:57 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>; Alex O'Hara <amohara@gov.pe.ca>
Subject: RE: M-2022-0158 - Bryenton Stringer Recommendation

Rationale for one single unit dwelling and one accessory structure being permitted:

Accessory structures are incidental to the main structure (in this case, single unit dwelling) and generally include garages or sheds for storage of vehicles and/or yard equipment. For a yard of that size, one shed should have more than enough space to accommodate a mower and other equipment for maintaining the landscape.

Does this help?

When we were onsite it was clear that 2 sheds were not being used for storage, they were being used as bunkies.

The provincial interests, 2.1. of the Planning Act, include 3 key sections relevant to this:

- h) The effect of the proposed planning development on, and measures for the protection of public health and safety
- j) The protection of viewsapes that contribute to the unique character of Prince Edward Island
- l) The orderly and sustainable development of safe and healthy communities

- The 2 additional sheds are being used as shelters, with no toilets or running water. This does not meet health standards. It is also clear that they are not of a legal use that is incidental to the single dwelling unit.
- The sheds are spread out across the property interrupting the viewscape of the landowner and adjacent landowners. Sheds are generally not placed in a manner that interrupts the main dwelling's view. It appears they were placed to take advantage of the view, as bunkies.

- The very nature of the sheds being used as bunkees, and not for storage, indicates that only 1 shed is actually needed for storage.
- An average residential yard will have one garage and/or one shed.
- The placement of the structures on the property is not orderly for the use (as storage). Sheds generally are placed immediately beside or behind a dwelling unit.
- The use of illegal bunkees is unsafe and unhealthy.

With the toilet being moved inside the dwelling unit, the current structure with the toilet inside should be removed. There is no rationale for this structure to remain.

From: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Sent: Monday, October 24, 2022 10:04 AM
To: Alex O'Hara <amohara@gov.pe.ca>; Eleanor Mohammed <emohammed@gov.pe.ca>
Subject: RE: M-2022-0158 - Bryenton Stringer Recommendation

Can we discuss this a bit more? I'd like something more formal on the reasoning we discussed to allow the small cottage and one accessory structure and to deny the other 3 proposed accessory structures.

I plan to proceed with the issuance of the permit for the cottage itself (based on our last discussion), subject to the toilet being located inside the dwelling unit and the larger accessory structure being used to house her yard equipment, however, based on previous IRAC decisions and the relatively small size of the cottage, I will need something from a planner stating why such a structure is permitted and whether there are any detrimental impacts to surrounding land uses. This would be considered, essentially, a tiny home in a subdivision where the majority of the cottages/dwellings are much larger.

As well, I also require some rationale regarding denial reasons for the other 3 structures either from the Act itself and/or the Regs. As this has been ongoing for some time, I want to be sure that we've done all the proper due diligence with this file prior to issuing final decisions on each application.

Thank you. Happy to meet and discuss further! Based on Alex's previous comments, it seems there were concerns of a possible camp ground but I think we need to now concentrate on providing good reasoning for the decisions moving forward.

Eugene Lloyd
Manager (Acting) of Provincial Planning
31 Gordon Drive
Charlottetown, PE C1A 7N8
(ph) 902-368-4465

From: Alex O'Hara <amohara@gov.pe.ca>
Sent: Tuesday, August 30, 2022 11:59 AM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Eleanor Mohammed <emohammed@gov.pe.ca>
Subject: M-2022-0158 - Bryenton Stringer Recommendation

Good morning, Eugene.

I made a rudimentary report outlining the reasoning for my recommendation and proposed avenues forward. If you need anything else, just let me know.

Kind regards,

Alex O'Hara MSc

Land Use and Planning Act Specialist

Department of Agriculture and Land

31 Gordon Drive

Phone: **(902) 368-6178**

Cell: **(902) 213-5544**

Email: amohara@gov.pe.ca

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Eugène Lloyd

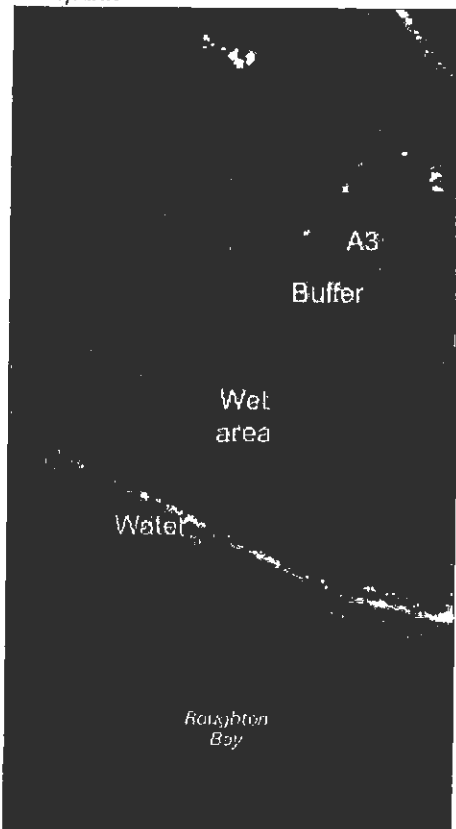
From: Betty Ann Bryanton <babryanton9@gmail.com>
Sent: Thursday, June 16, 2022 11:08 AM
To: Eugene Lloyd
Subject: Re: Permit Accessory-3

Hi Eugene, you mean the actual water?? The actual water is VERY far from my property (in fact, i'm not sure why they sold it to as 'waterfront' because we can't access the water direct from our property!)

So looking at the permit sketch, A3 is 249' from the top of the property. Then, looking at this aerial view below, I'd guess that A3 is at least 300' to the wet area and maybe 5-600' to the actual top of the bank. (Why is this important if no plumbing or electrical in that building?)

Does this satisfy any issues?

Thanks,
BettyAnn



On Jun 16, 2022, at 9:53 AM, Eugène Lloyd <EMLLOYD@gov.pe.ca> wrote:

Thanks for everything. On this one, A3, how far from the top of bank along the water is the structure? We'll need this measurement as well.

Thanks

From: Betty Ann Bryanton <babryanton9@gmail.com>
Sent: Wednesday, June 15, 2022 8:53 PM
To: Eugénie Lloyd <EMLLOYD@gov.pe.ca>
Subject: Permit Accessory-3

Hi Eugene,

This is 4 of 5 permits.

Let me know if you need anything else.

Thanks!
Betty Ann
babryanton9@gmail.com
613-731-1205

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Eugene Lloyd

From: Betty Ann Bryanton <babryanton9@gmail.com>
Sent: Wednesday, September 21, 2022 11:47 AM
To: Eugene Lloyd
Subject: Re: Checking in

Hi Eugene,

As you know, in the past I have done development that was not only based on discussions we've had about my permits, but even based on *approved permits*, but this has always backfired:

E.g., when my permit was approved for a new accessory building, I put that on the property and then it was appealed and called into question, thereby leaving me in a situation where I risk that development (to be removed or re-worked).

Based on past history, and based on the fact that the permits are PLANNING permits for development work to be done within two years, no work has been currently done to ensure toilet facilities are actually inside the cottage in keeping with the definition of a dwelling unit.

When the permit is approved, and when the appeal period is complete (i.e., without obstruction), then I will most definitely abide by the permit and do that work. Trust me, I want to be done with this, too!

But, I will not do work in-advance again and be thrown under the bus again. This has happened to me too many times (and I daresay the province should have fought against those appeal decisions at those times).

The province has to ask itself: what is the permit for? Is the permit for approving work that has already been done? ... I don't think so. I believe the permit is to approve a development that is to happen. I believe there is even wording somewhere to the effect of 'don't do any work until you have the permits or you may be at risk...'

Hope this helps.

Should you wish to discuss further, I will be heading out of town later today and will only be back next week. So please suggest some date/times next week.

Thanks,
Bettyann

On Sep 21, 2022, at 9:19 AM, Eugene Lloyd <EMLLOYD@gov.pe.ca> wrote:

Good morning Betty,

Just following up on the applications.

Has anything been done to date to ensure the toilet facilities are actually inside the cottage in keeping with the definition of a dwelling unit?

I would like to move this along but haven't had a chance to talk to you about things since July as it's been crazy busy around here.

Any updates?

Eugene Lloyd
Manager (Acting) of Provincial Planning
31 Gordon Drive
Charlottetown, PE C1A 7N8
(ph) 902-368-4465

-----Original Message-----

From: BA Bryanton <babryanton9@gmail.com>
Sent: Wednesday, July 20, 2022 1:03 PM
To: Eugene Lloyd <EMLLOYD@gov.pe.ca>
Cc: Mitchell O'Shea <mxoshea@gov.pe.ca>
Subject: Re: Checking in

Yes, I suspected they would. Just goes to show that the Stringers aren't interested in ensuring MY property is to regulation, but are more interested in bullying / pushing me out of my own property.

But, as Mitch said, in the event they do appeal, I've worked with you in the province to make sure everything will be satisfactory to regulation.

Plus, this is a PLANNING permit - with plans to comply to what's in the permit. So things aren't required to be done before the permit is approved. (I say this because I've been burned before by doing work based on an approved permit and then it was appealed, and my work was questioned by the Stringers. As a result, I already mentioned to Mitch that I will not do any work until the permits are approved and any appeals are dealt with.)

IRAC has also said that if I have worked with you in the province to satisfy everything in the Order from 2017 that, if another appeal was filed, it would seem untoward.

Thanks Eugene.

Betty Ann

Sent from my PEI

On Jul 20, 2022, at 12:23 PM, Eugene Lloyd <EMLLOYD@gov.pe.ca> wrote:

Still trying to get to them and we've already received hints that these may also be appealed. Can't say for sure but you never know.

Eugene Lloyd
Manager (Acting) of Provincial Planning
31 Gordon Drive
Charlottetown, PE C1A.7N8
(ph) 902-368-4465

-----Original Message-----

From: BA Bryanton <babryanton9@gmail.com>

Sent: Wednesday, July 20, 2022 11:15 AM
To: Eugene Lloyd <EMLLLOYD@gov.pe.ca>
Subject: Checking in

Hi Eugene,

How are the permits coming along? I think there shouldn't be any issues (right?), so when do you expect to approve them?

Thanks,
Betty Ann

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