

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 Robert and Judi Gosbee
with respect to the denial of an application to subdivide
PID#896787, located at 9633 Normans Road, Murray River,
Prince Edward Island

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

Richard A. Collier
Legal Services
Justice and Public Safety
95 Rochford Street, PO Box 2000
Charlottetown, PE

**Lawyer for the Minister of
Housing, Land and Communities**

Robert and Judi Gosbee
9633 Normans Road
Murray River, PE C0A 1W0

Appellants

INDEX

<u>Tab</u>	<u>Description of Record</u>
------------	------------------------------

- | | |
|----|--|
| 1. | Decision of Minister denying subdivision, dated June 27, 2023 |
| 2. | Notice of Appeal dated July 4, 2023 |
| 3. | Subdivision of Land and Change of Use Application for PID #896787 dated June 4, 2023 and received by Planning June 5, 2023, including: <ul style="list-style-type: none">a. Application Form;b. Subdivision Application Sketch; |
| 4. | Pre-Development and Subdivision Inspection Report dated June 27, 2023 |
| 5. | Interdepartmental Communications <ul style="list-style-type: none">a. Email exchange between costalproperty@gov.pe.ca (Emily), Sarah MacVarish and Jeff Sampson between June 13, 2023 and June 14, 2023;b. Email exchange between Dale Thompson, Jeff Sampson and Sarah MacVarish between June 13, 2023 and June 16, 2023;c. Email exchange between Qing Li and Sarah MacVarish between June 13, 2023 and June 21, 2023; andd. Email exchange between Jeff Sampson and Sarah MacVarish between June 13, 2023 and June 26, 2023. |
| 6. | Other <ul style="list-style-type: none">a. Property Information Sheet generated on June 12, 2023b. LPA Applications Databank search printout generated on June 12, 2023 |
| 7. | Document that does not form part of the Record <ul style="list-style-type: none">a. Email exchange between Judi Gosbee and Sarah MacVarish between June 30, 2023 to July 3, 2023 |

TAB

1



Agriculture
and Land

COPY

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

June 27, 2023

Judi & Robert Gosbee
9633 Normans Road
Murray River, PE C0A 1W0

Dear Mr & Mrs Gosbee:

Subject: Application to Subdivide a Residential Lot
Property ID #: 896787
Property Location: Normans Road, Murray River, Kings County
Our File References: Case # 64072

The Department of Housing, Land and Communities has reviewed your application to subdivide a lot for Residential Use from Property #896787, application received on June 5, 2023 located in Murray River.

A. The Application

Subdivision: The Subject Property is currently used for Residential (single-unit) dwelling use. The application was submitted to subdivide a residential lot along the Normans Road which is classified as a Collector Highway.

B. Decision

The Subject Property is within a geographic area where land use and development is not regulated by a local official plan or zoning by-law. Therefore, the Subject Property falls within the jurisdiction of this Department. Land use and development are regulated by the *Planning Act* Subdivision and Development Regulations and other provincial laws and regulations.

Pursuant to clause 6(c) of the *Planning Act* and subsections 3.(1)(a) & 25.(3) of the *Planning Act* Subdivision and Development Regulations, the above noted application is Denied. The reasons for this decision are explained in detail below.

C. Reasons

The *Planning Act* Subdivision and Development Regulations provide provisions for the subdivision of a parcel of land along a collector highway as per Section 25.(3). Property #896787 was created in 2001 as Lot B in Case #19718C, meaning that it is not an existing parcel of land. An existing parcel of land is defined in Section 1.(h) as lot that was in existence prior to February 3rd, 1979. Section 25.(3) states that, "No person shall subdivide a parcel of land that abuts, and requires access to, a collector highway, unless it is an existing parcel of land." As property #896787 is not an existing parcel of land, it cannot be subdivided under the current regulations. Please refer to the *Planning Act* Subdivision and Development Regulations sections 1.(h), 3.(1)(a) & 25.(3)(b).

***Planning Act* Subdivision and Development Regulations:**

1.(h) "existing parcel of land" means any parcel of land or lot in existence prior to February 3, 1979

3. (1) No person shall be permitted to subdivide land where the proposed subdivision would

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

25.(3) No person shall subdivide a parcel of land that abuts, and requires access to, a collector highway, unless it is an existing parcel of land.

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) 569-0573 or smacvarish@gov.pe.ca.

Sincerely,



Sarah MacVarish
Property Development Officer

TAB

2

Notice of Appeal

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

Reset Form

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

NOTE:

Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the *Planning Act* or the Municipal Council of _____ (name of City, Town or Community) on the 27th day of June, 2023, wherein the Minister/Community Council made a decision to deny our application to subdivide a lot for residential use from property #896787 as this lot was created in 2001 so is not an "existing parcel of land" and no one shall subdivide a parcel of land that is on a collector highway unless it is an parcel of land. (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 attached

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)

see attached

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

Name(s) of Appellant(s): Robert Gosbee
Please Print

Signature(s) of Appellant(s): [Signature]

Mailing Address: 9633 Normans Road

City/Town: Murray River

Province: Prince Edward Island

Postal Code: C0A1W0

Email Address: jcgosbee@icloud.com

Telephone: 9023802300

Dated this 4th day of July, 2023
day month year

IMPORTANT

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

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

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

Supplemental to Notice of Appeal to IRAC planning division from Judi and Robert Gosbee of 9633 Normans Road, Murray River, PEI C0A1W0.
Application to appeal the denial of the application to subdivide a residential lot at PID# 896787

Grounds for appeal are as follows.....

The decision appears to be made on the basis of regulations on paper from the 1970's. There are no plans for further development with this application. It is simply to separate a 20 year old house with its own driveway from the rest of the lot containing a 21 year old boat building, also with its own driveway.

We had the house alone on the market, with a realtor, initially back in 2020 and had a tentative deal with Ontario buyers who stated they hoped we had a surveyor on "speed dial". So we contacted Delta Surveyors who surveyed it for us and we paid their \$2000 bill. Subsequently the deal fell through and we decided to take the house off the market.

At no point did either our realtor or the surveyor say we should get government approval first, we counted on them for their expertise and they failed us, but only 10 days ago did we realize this when our government approval was denied.

Now in 2023 we put the house on the market again, got a buyer right away, with a closing date of August 21st, and are committed this time to selling the house. We learn from our lawyer that the subdivision was never "registered with /approved by" the province, I submit the application right away and was devastated when it came back denied.

There is nothing about this that explains/justifies the denial other than old regulations on paper from the 1970s. There are no plans for further development/driveways on either proposed lots. There are no sight line issues. Each building on the lot has had its own driveway for years without issue. The speed limit is 50 km/hour in front of our property, as it is throughout the community of Murray River, which is designated infilling.

Our request is simply an invisible line to be drawn between 2 buildings so myself, Robert, our children, and our buyers can get on with our life plans. This decision has been quite frankly devastating for us, the trickle effects are significant and many.

We seek the following relief.....

We request that the denial for subdivision be overturned.

We request that the Department of Transportation designate the section of Normans Road/Route 4 in front of our property as infilling collector highway, so this denial of subdivision can be overturned.

We request this decision be expedited as we have buyers who expect a closing date of August 21st.

We request you understand that although we should have done a better job at finding out the proper order of seeking subdivision approval (government approval THEN surveyor work), we depended on those who should know better to inform us but unfortunately they did not.

TAB

3

TAB

A

Subdivision of Land and Change of Use Application

PAID

JUN 05 2023

110.00

Receipt # 3718



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

- subdivide a parcel of land into smaller lots
- change the current use of a parcel of land
- change the use of an approved subdivision
- consolidate multiple lots into one
- appendage to a parcel/lot

\$110.00
Only submitted
7 copies of
the survey.

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

Property Information:

Property Tax Number: 896 787	Lot Number - if applicable: -
Civic Address Number: 9633	Street Name: NORMANS ROAD
Route No: 4	Community: MURRAY RIVER

Property Owner Information:

Full Legal Name: JUDI & ROBERT GOSBEE		
Company Name: -		
Street Address: 9633 NORMANS ROAD		
Community: MURRAY RIVER	Province: PE	Postal Code: C0A1W0
Email: jcgosbee@icloud.com	Phone: 902 380-2300	

Applicant Information if different from Owner:

Full Legal Name:		
Company Name: Same		
Street Address:		
Community:	Province:	Postal Code:
Email:	Phone:	

What is the property currently used for?

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

Proposed use of the land:

Single unit residential

A. CHANGE OF USE SECTION:

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

☐ Yes ☒ No, please move onto B) SUBDIVISION OF LAND SECTION below

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

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

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

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

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

B. SUBDIVISION OF LAND SECTION:

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

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

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

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

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

How will the proposed subdivision receive sewer service?

☐ New on-site septic ☒ Existing on-site system
☐ Municipal wastewater treatment ☐ Private Central Wastewater Treatment

How will the proposed subdivision receive its water supply?

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

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

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

Declaration

I, JUDI + ROBERT GOSBEE hereby certify that I am (select one)

☒ the registered owner of the land proposed for development

☐ authorized to act on behalf of the registered owner of the land proposed for development

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

Signatures

Registered Owner(s):

or

Written confirmation from the current property owner(s) allowing this Subdivision of Land and Change of Use Application to proceed. This documented proof must be supplied at time of application.

Judi Gosbee
Robert Gosbee

June 4/23
Date
June 4/23
Date
Date

Applicant:

Date

Submit Applications To:

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

Office Use Only

SUBDIVISION & CHANGE OF USE FEES

Subdivision of Land (\$110 for the first lot).....

Additional Lots (\$55 for each additional lot).....

Change of Use (\$110 for the first lot).....

Change of Use for Additional Lots (\$55 for each additional lot).....

Total

= 110
=
=
=
=

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

TAB B

Subdivision of Land Application Sketch – 5 Lots or Less

Pursuant to the Planning Act

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

- | | |
|--|---|
| <input type="checkbox"/> Property lines with their lengths (in ft) | <input type="checkbox"/> Right-of-ways on or adjacent to property |
| <input type="checkbox"/> Lot boundaries, including the size of proposed lots | <input type="checkbox"/> Show any watercourse, wetlands, top of bank, or sand dune located on the property |
| <input type="checkbox"/> Road(s), including their name(s) | <input type="checkbox"/> Distances from watercourse, top of bank, or sand dune to any structures (building or septic) (in ft) |
| <input type="checkbox"/> All Buildings with their sizes listed (in ft) | <input type="checkbox"/> Arrow showing the natural slope of the land |
| <input type="checkbox"/> Distance from centre of road to buildings (in ft) | <input type="checkbox"/> Proposed stormwater drainage patterns for water within and leaving the subdivision |
| <input type="checkbox"/> Distance from buildings to property lines (in ft) | <input type="checkbox"/> Location of driveway(s) |
| <input type="checkbox"/> Distance from septic tank/field to property lines (in ft) | <input type="checkbox"/> Distance from the centre of driveway(s) to the nearest neighbouring property line (in ft) |
| <input type="checkbox"/> Distance from well to building (in ft) | |
| <input type="checkbox"/> Distance between well and septic system (in ft) | |
| <input type="checkbox"/> All land proposed to be use for open space, parks, recreation or other common areas | |

- See attached Surveyor diagrams!



Gave plans back to applicant

July 4th 2023

[Handwritten signature]

[Handwritten signature: Judi Hughes]

Property Owner's Signature or Applicant

[Handwritten date: June 4/23]

Date

15

TAB

4



PRE-DEVELOPMENT AND SUBDIVISION INSPECTION REPORT

(updated May 22-13)

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

Section 1 – General Information

APPLICANT: Judi & Robert Gasbee LOCATION: Murray River
SUBDIVISION CASE # 64072 DEVELOPMENT PERMIT # _____
PROPERTY # 896787 DATE OF INSPECTION: _____

Section 2 – Property Information

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

Section 3 – Soil Categorization

- a) What is the soil categorization? _____
- b) Previously Assessed? _____, Case# _____, Assumed Permeable Soil _____
Assessor _____, Registered Document _____
Notes: _____

Section 4 – Highway Information

- a) Name of highway Normans Rd Route No. _____
- b) Highway classification ☐ Arterial ☐ Arterial 2 ☐ Seasonal ☒ Collector not existing lot (2001)
☒ C1 ☐ C2 ☐ C3 ☐ Non-Essential
☐ Heritage ☐ Private ROW ☐ Subdivision Road
☐ Other _____
- c) How many lanes? ☐ one ☐ two ☐ more than 2
- d) Is an Entrance way permit required? ☒ No ☐ Yes
- e) Highway access (culvert) ☐ new culvert required ☒ use existing entrance
☐ re-locate existing entrance
- f) Does the proposed entrance way meet the sight distance requirements? ☐ No ☒ Yes ☐ NA _____
- g) Special Conditions: _____

- h) TIR comments (if applicable): _____

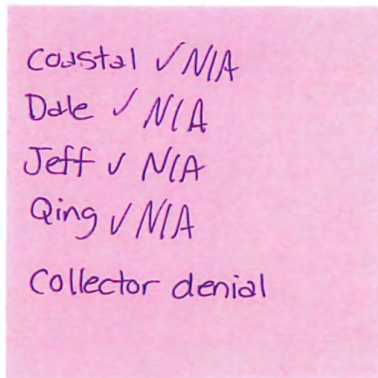
over →

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

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.)



Section 7 – Notes

Notes: _____

Section 8 – Subdivision Information (subdivisions only)

- a) Does the Duty to Consult Policy Apply? ☒ No ☐ Yes
- b) Has the 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 9 – Status and Sign Off

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

- ☐ Planning ☐ TIR (transportation) ☐ Quality Tourism ☐ Fire Marshall
- ☐ Environment ☐ Coastal Erosion/Flood Risk ☐ _____



Officer

June 27th 2023

Date

TAB

5

TAB

A

Sarah MacVarish

From: coastalproperty
Sent: Wednesday, June 14, 2023 12:55 PM
To: Sarah MacVarish
Subject: RE: Case #64072 - PID 896787 - Murray River

Hi Sarah,

This property does not fall within the Coastal Hazard Assessment Zone and therefore, a Coastal Hazard Assessment is not required.

Have a great afternoon!
Emily

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Tuesday, June 13, 2023 1:23 PM
To: Jeff Sampson <JJSAMPSON@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; Dale Thompson <DETHOMPSON@gov.pe.ca>; coastalproperty <coastalproperty@gov.pe.ca>
Subject: RE: Case #64072 - PID 896787 - Murray River

My apologies, I forgot to send the attachment.

From: Jeff Sampson <JJSAMPSON@gov.pe.ca>
Sent: Tuesday, June 13, 2023 1:07 PM
To: Sarah MacVarish <smacvarish@gov.pe.ca>
Subject: Re: Case #64072 - PID 896787 - Murray River

No map came through to show where they were looking for the lot to be subdivided. There were 2 blank pages

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

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it immediately and notify us by telephone. Thank you.

On Jun 13, 2023, at 11:26 AM, Sarah MacVarish <smacvarish@gov.pe.ca> wrote:

Good morning,

Please see attached subdivision file and provide comments when possible.

Thanks,

Sarah MacVarish
Property Development Officer
Provincial Planning
Dept. of Housing, Land & Communities
(902) 569-0573

<Case-64072.pdf>

TAB B

Sarah MacVarish

From: Dale Thompson
Sent: Friday, June 16, 2023 2:43 PM
To: Sarah MacVarish
Subject: RE: Case #64072 - PID 896787 - Murray River

Hi Sarah,
There do not appear to be any sensitive features on the property so I have no concerns,
Tks, Dale

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Tuesday, June 13, 2023 1:23 PM
To: Jeff Sampson <JJSAMPSON@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; Dale Thompson <DETHOMPSON@gov.pe.ca>;
coastalproperty <coastalproperty@gov.pe.ca>
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Sarah MacVarish
Property Development Officer
Provincial Planning
Dept. of Housing, Land & Communities
(902) 569-0573

<Case-64072.pdf>

TAB C

Sarah MacVarish

From: Qing Li
Sent: Wednesday, June 21, 2023 1:52 PM
To: Sarah MacVarish
Subject: RE: Case #64072 - PID 896787 - Murray River

No concern to use the existing well or have a new well for the drinking water supply.

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

From: Sarah MacVarish <smacvarish@gov.pe.ca>
Sent: Tuesday, June 13, 2023 11:25 AM
To: Dale Thompson <DETHOMPSON@gov.pe.ca>; Jeff Sampson <JJSAMPSON@gov.pe.ca>; Qing Li <qli@gov.pe.ca>; coastalproperty <coastalproperty@gov.pe.ca>
Subject: Case #64072 - PID 896787 - Murray River

Good morning,

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Thanks,

Sarah MacVarish
Property Development Officer
Provincial Planning
Dept. of Housing, Land & Communities
(902) 569-0573

TAB D

Sarah MacVarish

From: Jeff Sampson
Sent: Monday, June 26, 2023 12:05 PM
To: Sarah MacVarish; Qing Li; Dale Thompson; coastalproperty
Subject: RE: Case #64072 - PID 896787 - Murray River

Both accesses have good SSD

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

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Thanks,

Sarah MacVarish
Property Development Officer
Provincial Planning
Dept. of Housing, Land & Communities
(902) 569-0573

<Case-64072.pdf>

TAB

6

TAB

A

PROPERTY INFORMATION



CREATED ON 2023-06-12 1:03 PM

PARCEL NUMBER

896787

SCALE

1:2,376

ACREAGE

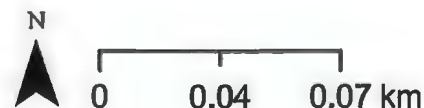
11.3

OWNER

JUDI & ROBERT GOSBEE

ADDRESS

9633 NORMANS RD - RTE 4, MURRAY RIVER



DISCLAIMER: Care has been taken to provide high quality information from the data available to the Department. However, the user is cautioned that data may have been obtained from third party sources and it may be incomplete or inaccurate. Conditions may also have changed since the collection of the data.

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

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Charlottetown, PE C1A 7N8

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taxandland@gov.pe.ca

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PETROLEUM PRICES ([HTTPS://IRAC.PE.CA/PETROL/CURRENT-PETROLEUM-PRICES/](https://irac.pe.ca/petrol/current-petroleum-prices/))

COVID ([HTTPS://IRAC.PE.CA/COVID/](https://irac.pe.ca/covid/))



PRINCE EDWARD ISLAND

Regulatory & Appeals Commission

Commission de réglementation et d'appels

ÎLE-DU-PRINCE-ÉDOUARD

LPA Applications Databank

Applicant/Purchaser:

Current Owner:

Parcel Number:

login.php)

TAB 7

TAB

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Judi Gosbee <jcgosbee@icloud.com>
Sent: Monday, July 3, 2023 3:54 PM
To: Sarah MacVarish <smacvarish@gov.pe.ca>
Subject: Re: Denial of application for subdivision, case # 64072

You don't often get email from jcgosbee@icloud.com. [Learn why this is important](#)

Judi

Sent from my iPhone

On Jul 3, 2023, at 12:51 PM, Sarah MacVarish <smacvarish@gov.pe.ca> wrote:

Hi Judi,
I will be in the Montague office all day tomorrow if you want to drop by then.
Thanks,
Sarah

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From: Judi Gosbee <jcgosbee@icloud.com>
Sent: Friday, June 30, 2023 11:01:13 PM
To: Sarah MacVarish <smacvarish@gov.pe.ca>
Subject: Denial of application for subdivision, case # 64072

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Heilo Sarah,

I received your letter of denial of our application for lot subdivision earlier this evening, for property ID # 896787.

I would appreciate meeting with you to discuss it in person, as soon as possible, I am off work on Tuesday July 4th, and would make myself available any time.

This decision has quite frankly turned my world upside down and the ripple effects of this decision are too complicated and many to get into in an email.

I understand how your decision was come to based on the regulations as they are written but our situation is unique in the fact that the requested subdivision could not and would not lead to further buildings or driveway access. We have a boat building with its own driveway built in 2003 and a house also with its own driveway built in 2004. We simply want to subdivide 2.98 acres that the house is on, we have a buyer for it and closing date is Aug 21st. My husband would be keeping the remaining 8.3

acres that the boat building is on. It also has its own driveway.

I understand that appeal is through IRAC and I have emailed them already as well, but I worry the length of time getting a decision from them will take and was hoping to talk with you, the decision maker, sooner than later.

Feel free to reach out to me via email here or call/text at 9023802300,
Thank you, Judi Gosbee