

April 6, 2022

**VIA EMAIL**

Philip J. Rafuse  
Appeals Administrator  
Island Regulatory and Appeals Commission

RE: Fagan vs. City of Summerside  
IRAC Appeal Docket No. LA21025  
Witness Statement

I had planned to attend the IRAC hearing on Thursday April 21, 2022 in person as a witness regarding the above noted appeal, however due to health reason I cannot attend in person.

Please accept this letter as my witness statement. Had I been able to attend the hearing in person, my witness statement would be as follows:

I James Gaudet 1385 Linkletter Road, Linkletter PE C1N 5M2 own the property directly backing onto the development of this appeal Docket No. LA21025. It came as a complete surprise to me, to find out in early to mid September 2021, that the City of Summerside approved a plan for a local builder to construct not one but four quadplexes directly behind my home.

Although I am a resident of Linkletter, PE, I question as to why in mid-March 2022, I received a notice from the City of Summerside regarding PID: 1137744 as being within 250m of the new Sunbank Solar Farm Construction, which really has no direct affect on where my home is situated, nor does it affect me in any way. Why I must ask, was I never notified in any way from the City of Summerside, that mass construction was going to start directly behind my home? Is there any procedural fairness in this, it is beyond my comprehension that a mass construction project of this size could happen out of the blue and I was never notified?

I took it upon myself at my cost of \$10,000 for materials and my own labour, to construct a fence along the complete back side of my property so I would not have to look at this mess/mass of construction. My view and enjoyment of my property has diminished before my eyes without any advance notice. I must ask again is there any procedural fairness to tax paying citizens whether it be in Summerside or the neighbouring community of Linkletter?

SIGNED:



DATED:

April 6- 2022

James Gaudet  
1385 Linkletter Road  
Linkletter, PE C1N 5M2  
902-439-1895

Has any one advised Nathan of the requirement for a major development application and was there a final plan submitted and approved?

Linda

**From:** Tony Gallant <Tony.Gallant@city.summerside.pe.ca>  
**Sent:** Monday, September 27, 2021 9:12 AM  
**To:** Linda (Irving) Stevenson <linda.stevenson@city.summerside.pe.ca>; Aaron MacDonald <aaron.macdonald@city.summerside.pe.ca>  
**Cc:** Thayne Jenkins <Thayne.Jenkins@city.summerside.pe.ca>; Gary McInnis <gary.mcinnis@city.summerside.pe.ca>; Sandra Corkum <Sandra.Corkum@city.summerside.pe.ca>  
**Subject:** RE: Major Development

Linda

Nathan has entered into a water and sewer construction agreement with the City (September 20<sup>th</sup>) for servicing the above mentioned development. The agreement covers off water and sewer servicing for all four buildings and storm water drainage for the whole site.

**From:** Linda (Irving) Stevenson <linda.stevenson@city.summerside.pe.ca>  
**Sent:** September-24-21 3:52 PM  
**To:** Aaron MacDonald <aaron.macdonald@city.summerside.pe.ca>  
**Cc:** Thayne Jenkins <Thayne.Jenkins@city.summerside.pe.ca>; Tony Gallant <Tony.Gallant@city.summerside.pe.ca>; Gary McInnis <gary.mcinnis@city.summerside.pe.ca>  
**Subject:** Major Development

Good afternoon

I received a call from a Linkletter resident (Jim Gallant) today, who wants to know if a development permit was issued for Nathan Kember's development (townhouses with private street) on Putters Street. Other than a building permit for a 4 unit row house (approved August 4), there is no application for any further development.

If the City is considering entering a construction agreement with Nathan for the remaining row houses, a development permit for a major site development should be applied for, reviewed and issued, prior to start of work. All development permits are appealable to IRAC, if we don't approve an application and state the 21 day appeal period, it's possible, Mr. Gallant can appeal now.

Linda



Prince Edward Island

**City of Summerside**  
275 Fitzroy Street  
Summerside, PE C1N 1H9 CANADA  
[www.city.summerside.pe.ca](http://www.city.summerside.pe.ca)

**ANNE & JAMES GAUDET**  
1385 RTE 11  
SUMMERSIDE, PE C1N 5M2



FP049 4461517  
000447 Ip3Ku  
0309 140937



March 9, 2022

ANNE & JAMES GAUDET  
SUMMERSIDE C1N 5M2

To ANNE & JAMES GAUDET,

We are writing to inform you that we have identified your property (PID: 65474) as being within 250m of the new Sunbank Solar Farm Construction. Preparation for the solar farm has already begun and construction will soon be revving up for the summer. We have prepared an information package detailing the construction schedule. Please take a look at the information and should you have any questions or would like more information, please contact The City – Attn: Greg Gaudet – Director of Municipal Services at 902-432-1268.

Thank you,

Summerside Electric

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



Prince Edward Island, Canada

## SUMMERSIDE SUNBANK CONSTRUCTION ACTIVITIES

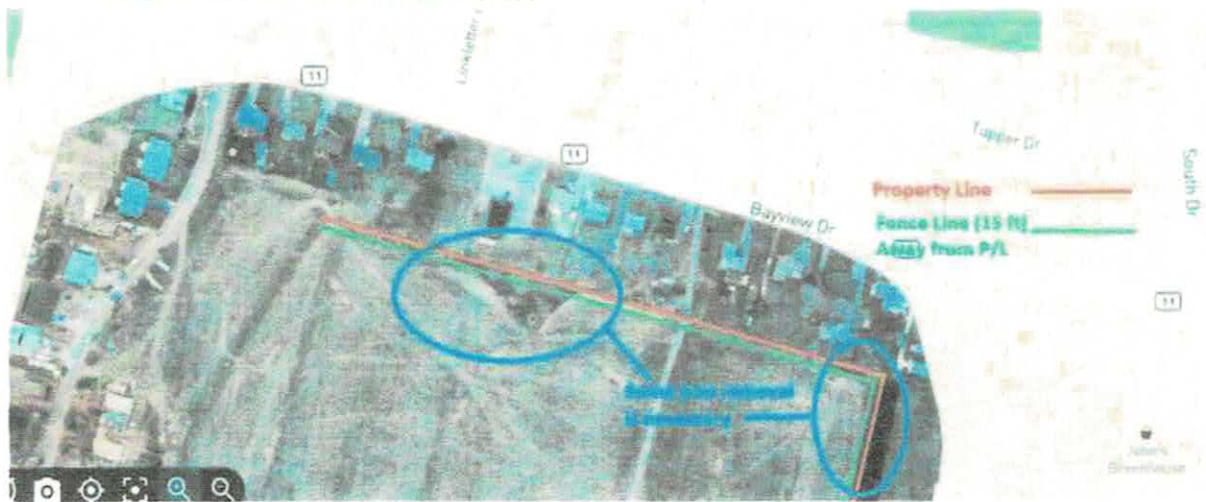
Update March 2022

### March 7, 2022 – Remobilization of Site

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

### March 14, 2022 – Tree Clearing

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

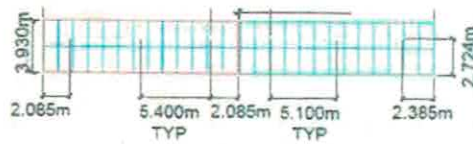
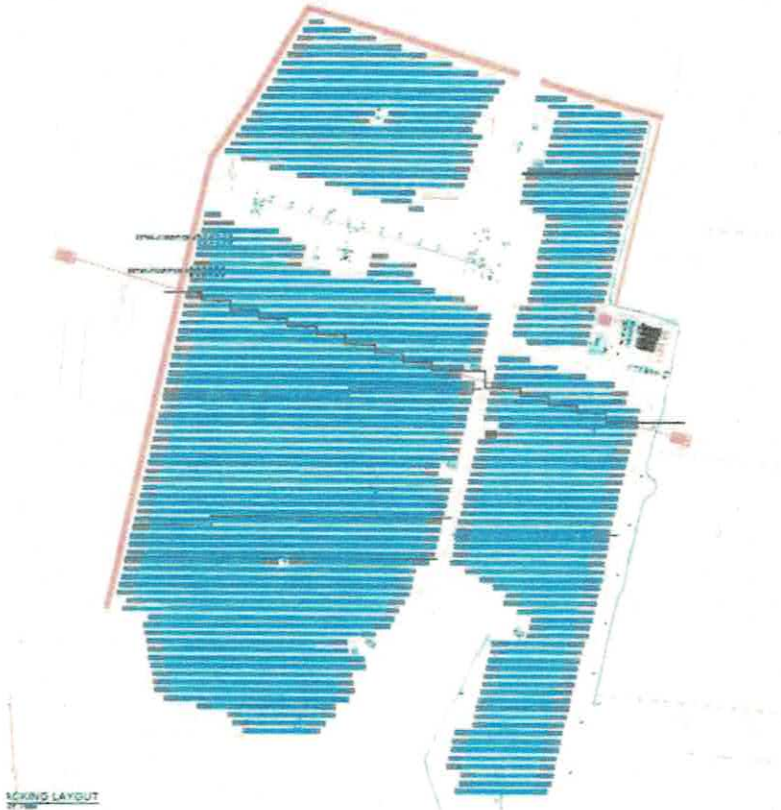


- Piling material will be arriving to site for preparation of pile installation.

### March 21, 2022 – Piling Begins

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

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



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

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

# OF PILES	ORANGE TABLES	YELLOW TABLES	GREEN TABLES	TOTAL
2x13	1082	549	3948	5559
TOTALS	1082	549	3948	5559

PANEL TYPE	LRS-72HBD
PANEL DIMS.	2256 x 11
PANEL QTY.	46178
TABLE QTY. No. 2x13	1853
ROW PITCH	8.00 m

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

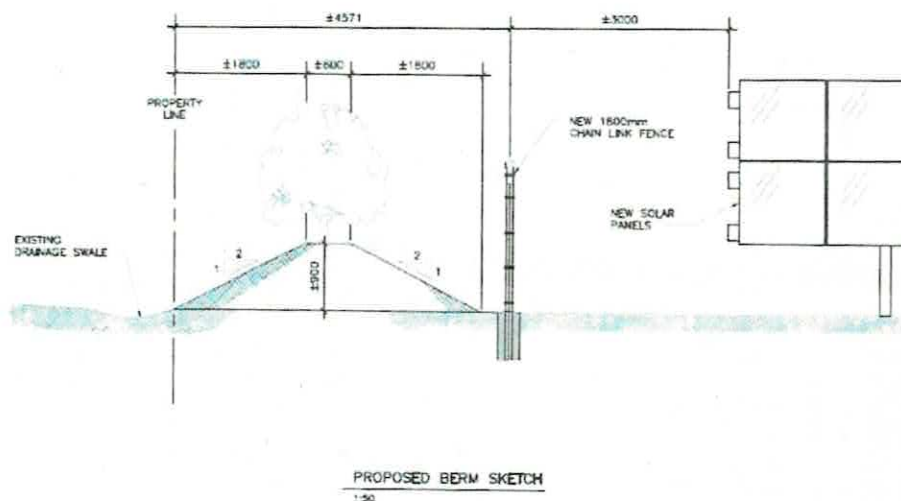
## Other Construction Activities to Come

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

## Summary

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

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



End of information.