

EVALUATION PROCEDURE – CASE 25387 - PID 471961

1. Application circulation for preliminary comments
2. Public engagement 
3. Recommendation from Land Use and Planning Act Specialist
4. Senior Development Office to render a decision with appropriate conditions
5. Applicant responsible for satisfying all conditions
 - a. Technical document acquisition and expert review/approval
6. Development Permit required for each proposed structure
 - a. All conditions of the original decision must be met before development permits can be issued
7. Building Permit required for each proposed structure

- **Will the proposal be evaluated as a “Resort” as per the *Planning Act Subdivision and Development Regulations*?**

A resort development is defined by the *Planning Act Subdivision and Development Regulations* as follows:

“resort development” means

- (i) a comprehensively designed recreational development having a minimum area of 20 acres (8.1 hectares), together with buildings intended for recreational use having a minimum total floor area of 2,500 square feet (232.2 square metres), and
- (ii) a residential subdivision containing a minimum of 20 lots or a residential development containing a minimum of 20 residential units;

Based on this definition, the proposal does not satisfy the above requirements of being 20 acres in size or having the residential component of 20 lots / units. Therefore, this concept would not be considered a resort development.

- **Did the work already completed require any Development Permits?**

Prior to any work being undertaken on the existing cottages on the subject parcel, the proponent reached out to the Department of Housing, Land & Communities to inquire about possible permits. It was understood that the renovations to these existing structures would not change the exterior dimensions. Based on the information provided, it was concluded that no development permits were required.

- **Will there be an Environmental Impact (EIA) Study? If not, why?**

No, there will not be an Environmental Impact study carried out for this proposal.

The purpose of the EIA process is to ensure that specific environmental concerns generally associated with large scale industrial proposals are reviewed and addressed. However, there are circumstances where the potential impacts are not considered severe or widespread enough to warrant a review. Additionally, the need to trigger the EIA process may be unnecessary because other regulatory requirements are in place and will be sufficient to ensure the environment is protected. Such is the case with this project as the *Planning Act*, through the referral process

between the Department of Housing, Land & Communities (HLC) and the Department of Environment, Energy & Climate Action (EECA), will already bring in environmental experts to comment on two of the main areas – groundwater and sewage disposal. For this project it was determined that triggering the EIA process would only duplicate a review which is more than capable of providing adequate oversight for the majority of environmental concerns.

- **Septic System and Well Design**

The Department of Environment, Energy and Climate Action (EECA) has reviewed this proposal in the past, informing the Department of Housing, Lands & Communities (HLC) that an engineer is required to assess and design a sewage disposal system and a central water system and submitted to the Department of Environment, Energy and Climate Action (EECA) for review. A permit for the extraction of water for the Hydrogeologist with EECA and a permit for the construction of the system. Details required for the construction permit can be found on the following website: <https://www.princeedwardisland.ca/en/information/environment-energy-and-climate-action/permit-to-construct-or-modify-a-water-supply-or>

Before approving the development, a site suitability assessment should be completed to confirm suitable soils for an on-site septic system. A preliminary septic design should also be completed to ensure enough room for the disposal field, including identifying an area for 100% backup.

Another item to add is that an acceptable plan should be developed to manage the rejection of water from the pool treatment system.

- **Groundwater**

If a new well or an existing well has 5 or above connections to supply the building/cottages or the daily water usage is above 25 m³/day, a Water Withdrawal Permit will be required to use the well(s) and a Groundwater Exploration Permit will be required to drill a well. There is high nitrate concentration in groundwater in the area, but the hydrogeologist with EECA did not find any other obvious problems to have on-site well(s) to supply the proposed project.

- **Traffic - Will there be a traffic study conducted?**

The Department of Transportation and Infrastructure (DTI) has provided the following comments/calculations: The Chelton Nordic Spa is expected to produce 40 passenger cars/ hour (pc/h) during the peak periods. There are no existing vehicle volume counts on McCardle Rd but there is information regarding the traffic volumes on Route 119, which is the connection between McCardle Rd and the local arterial highways.

Route 119 has a Summer Annual Daily Traffic (SADT) of 437 and a Winter Annual Daily Traffic (WADT) of 238.

With the expected increase of 40 pc/h during peak periods, and the capacity of McCardle Rd of 900 pc/h in each direction, the increase represents less than 5% of the capacity of McCardle Rd. There is no need to conduct a traffic study or traffic impact analysis.

- **Will the road be upgraded?**

As per the question in regard to upgrades to the McCardle Rd, the Department of Transportation and Infrastructure (DTI) does not intend to make any additional improvements to the road due to the proposed development. However, should the proposal proceed, we would review the needs

after construction of the development and any increased traffic. Regular maintenance for the classification of this road would continue.

- **Surface Water Management**

Department of Transportation and Infrastructure (DTI) would require the applicants engineer to complete the attached Strom Water Assessment form to ensure that the proposed development would not impact the public right-of-way with respect to an increase in peak storm water flows.

- **Environmental Health**

The owner will still need to obtain a food premises license, as well as a permit for the pools.

For the pool permit, the owner will need to complete an online application, which is available here.

Along with the application, I will need him/her to provide the following:

- Detailed construction plans
- Pool specification sheets (attached)
- One sheet per pool(if each pool is on its own recirculation system, or
- One sheet for multiple pools (if there are multiple pools on one recirculation system).

For the food service portion of the business, the owner will need to apply for a food premises license. The application can be completed here.

Along with the application, I will need him/her to provide me with the following:

- The type of business (i.e. restaurant, food truck, caterer, takeaway, etc.);
- Proof of municipal, community or provincial approval for the planned operation;
- Completed application with up-to-date contact information and address;
- Applicable fee (cheque or cash only for paper applications);
- Detailed floor plan;
- Proposed menu;
- Proof of food safety training;
- Written sanitation plan;
- Water sample taken within the past 12 months (private well water); and
- Hours of operation.

All decisions may be appealed to the Island Regulatory and Appeals Commission (IRAC)

- Decisions are posted: PEI PLANNING DECISIONS
- APPEAL PERIOD- 21 days from the date the decision is posted

Please provide written submissions by January 17th, 2025

- By Email to
 - amohara@gov.pe.ca or/ smacfarlane@gov.pe.ca
- By Written Submissions delivered to
 - Land Division at Summerside Access PEI, 120 Heather Moyse Drive, Summerside, PE, C1N 5Y8