

EC2016-826

FINANCIAL ADMINISTRATION ACT
AUTHORIZATION FOR
TEMPORARY BORROWING

Pursuant to section 46 of the *Financial Administration Act* R.S.P.E.I. 1988, Cap. F-9 Council authorized the Minister of Finance to borrow a maximum of twenty million dollars (\$20,000,000.00) from the Royal Bank of Canada, Charlottetown, by way of an overdraft on the government general account for the period 31 December 2016 through 31 December 2017.

EC2016-827

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
SAMUEL R. BOWMAN AND ELLEN B. BOWMAN
(APPROVAL)

Pursuant to section 4 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Samuel R. Bowman and Ellen B. Bowman, both of Wallenstein, Ontario to acquire a land holding of approximately ninety-nine decimal three one (99.31) acres of land at Darlington, Lot 22, Queens County, Province of Prince Edward Island, being acquired from Heber Nisbet and Janet Nisbet, both of Darlington, Prince Edward Island PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-828

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
SAMUEL R. BOWMAN AND ELLEN B. BOWMAN
(APPROVAL)

Pursuant to section 4 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Samuel R. Bowman and Ellen B. Bowman, both of Wallenstein, Ontario to acquire a land holding of approximately forty-nine decimal two (49.2) acres of land at Hazel Grove, Lot 22 and Rennie's Road, Lot 23, both in Queens County, Province of Prince Edward Island, being acquired from Francis Doiron and Beatrice Doiron, both of Rennie's Road, Prince Edward Island PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-829

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
JOYCE ARLENE EDEL AND PETER IVAN CINDRIC
(APPROVAL)

Pursuant to section 4 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Joyce Arlene Edel of Roblin, Manitoba and Peter Ivan Cindric of Inglis, Manitoba to acquire a land holding of approximately forty-one (41) acres of land at Panmure Island, Lot 61, Kings County, Province of Prince Edward Island, being acquired from John Hewson of Mississauga, Ontario PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-830

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
STEVEN J. MACDONALD
(APPROVAL)

Pursuant to section 4 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Steven J. MacDonald of Etobicoke, Ontario to acquire a land holding of approximately seventy-one (71) acres of land at Grand River, Lot 14, Prince County, Province of Prince Edward Island, being acquired from the Estate of Urban L. MacDonald of Summerside, Prince Edward Island PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-831

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
102016 P.E.I. INC.
(APPROVAL)

Pursuant to section 5 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to 102016 P.E.I. Inc. of Hunter River, Prince Edward Island to acquire, by way of share purchase, an interest in a land holding of approximately six decimal five seven (6.57) acres of land at North Rustico, Lot 24, Queens County, Province of Prince Edward Island, being acquired from Ronald Toombs of Hunter River, Prince Edward Island.

EC2016-832

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
ARP TRUCKING INC.
(APPROVAL)

Pursuant to section 5 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to ARP Trucking Inc. of Montague, Prince Edward Island to acquire a land holding of approximately fifty-nine (59) acres of land at Valleyfield, Lot 59, Kings County, Province of Prince Edward Island, being acquired from Kings County Construction Limited of Montague, Prince Edward Island PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-833

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
BIG FIELD TRADITIONS INC.
(APPROVAL)

Pursuant to section 5 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Big Field Traditions Inc. of Souris, Prince Edward Island to acquire a land holding of approximately sixty (60) acres of land at Rollo Bay, Lot 44, Kings County, Province of Prince Edward Island, being acquired from Rollo Bay Field of Dreams Ltd. of Souris, Prince Edward Island.

EC2016-834

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
MICHAEL RICHARDSON, DEBRA RICHARDSON AND
JAMES RICHARDSON DOING BUSINESS AS
CEDAR GROVE FARMS
(APPROVAL)

Pursuant to section 5 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Michael Richardson, Debra Richardson and James Richardson doing business as Cedar Grove Farms of Grand River, Prince Edward Island to acquire a land holding of approximately fifty-two (52) acres of land at Northam, Lot 13, Prince County, Province of Prince Edward Island, being acquired from Brenda Irene Engel, Brian Morley Dymont and Douglas A. Dymont, all of Port McNeill, British Columbia PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-835

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
ISLAND COASTAL SERVICES LTD.
(APPROVAL)

Pursuant to section 5 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Island Coastal Services Ltd. of Charlottetown, Prince Edward Island to acquire a land holding of approximately zero decimal six two (0.62) of an acre of land at Stanley Bridge, Lot 22, Queens County, Province of Prince Edward Island, being acquired from Wendy J. Durand of Toronto, Ontario.

EC2016-836

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
ISLAND COASTAL SERVICES LTD.
(APPROVAL)

Pursuant to section 5 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Island Coastal Services Ltd. of Charlottetown, Prince Edward Island to acquire a land holding of approximately four decimal seven (4.7) acres of land at Stanley Bridge, Lot 22, Queens County, Province of Prince Edward Island, being acquired from Summerside Capital Incorporated of Summerside, Prince Edward Island.

EC2016-837

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
KINGS COUNTY DEMOLITION LIMITED
(APPROVAL)

Pursuant to section 5 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Kings County Demolition Limited of Montague, Prince Edward Island to acquire a land holding of approximately sixty-six decimal six (66.6) acres of land at New Perth, Lot 52, Kings County, Province of Prince Edward Island, being acquired from ARP Trucking Inc. of Montague, Prince Edward Island PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-838

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
LYMAN HUESTIS & SON INC.
(APPROVAL)

Pursuant to section 5 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Lyman Huestis & Son Inc. of Wilmot Valley, Prince Edward Island to acquire a land holding of approximately one hundred and seventy-six decimal three (176.3) acres of land at Norboro, Lot 19 and Kelvin Grove, Lot 25, both in Prince County, Province of Prince Edward Island, being acquired from George M. Caseley & Sons Inc. of Summerside, Prince Edward Island PROVIDED THAT the said real property is identified for non-development use pursuant to the Land Identification Regulations (EC606/95) made under the said Act.

EC2016-839

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
PRINCE EDWARD ISLAND SNOWMOBILE ASSOCIATION INC.
(APPROVAL)

Pursuant to section 5 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Prince Edward Island Snowmobile Association Inc. of Winsloe, Prince Edward Island to acquire, by lease, an interest in a land holding of approximately one thousand eight hundred and fifty-seven (1,857) acres of land located from Tignish, Lot 1 to Elmira, Lot 47 in Prince, Queens and Kings Counties and fifty-five (55) acres of land located from Hermitage, Lot 48 to Iona, Lot 57, in Queens County, Province of Prince Edward Island, being acquired from the Province of Prince Edward Island, as represented by the Minister of Transportation, Infrastructure and Energy of Charlottetown, Prince Edward Island.

EC2016-840

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
ROLLO BAY FIELD OF DREAMS LTD.
(APPROVAL)

Pursuant to section 5 and section 9 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Rollo Bay Field of Dreams Ltd. of Souris, Prince Edward Island to acquire a land holding of approximately sixty (60) acres of land at Rollo Bay, Lot 44, Kings County, Province of Prince Edward Island, being acquired from Peter S. Chaisson, Trustee and W. Bennett Campbell, Trustee, both formerly of Souris, Prince Edward Island SUBJECT TO the condition that the said real property not be subdivided. The condition preventing subdivision shall be binding on the said Rollo Bay Field of Dreams Ltd. and on all successors in title.

EC2016-841

PRINCE EDWARD ISLAND
LANDS PROTECTION ACT
PETITION TO ACQUIRE A LAND HOLDING
VANCO FARMS LTD.
(APPROVAL)

Pursuant to section 5 of the *Prince Edward Island Lands Protection Act* R.S.P.E.I. 1988, Cap. L-5 Council granted permission to Vanco Farms Ltd. of Mount Albion, Prince Edward Island to acquire a land holding of approximately seventeen decimal four (17.4) acres of land at Mount Mellick, Lot 49, Queens County, Province of Prince Edward Island, being acquired from Angela VanNieuwenhuyzen of Mount Mellick, Prince Edward Island.

EC2016-842**PLANNING ACT**

**SUBDIVISION AND DEVELOPMENT REGULATIONS
AMENDMENT**

Pursuant to sections 8 and 8.1 of the *Planning Act* R.S.P.E.I. 1988, Cap. P-8, Council made the following regulations:

1. (1) Subsection 63(3.1) of the *Planning Act* Subdivision and Development Regulations (EC693/00) is revoked and the following substituted:

- (3.1) In this section, Definitions
- (a) “existing parcel” means a parcel of land that existed on July 9, 1994; existing parcel
- (b) “golf course development” means a development comprising golf course
development
- (i) an area of land designed for the playing of the game of golf, with a series of 9 or 18 holes, each including tee, fairway and putting green and one or more natural hazards, that may also include, but is not limited to, a main golf club building, ancillary buildings and structures, infrastructure and related services, equipment and signage used to assist with the operation and maintenance of the golf course, and
- (ii) a residential development component;
- (c) “residential development component” means a residential development comprising no more than five lots per parcel approved under subsection (5.03) exclusively for single-family dwelling use in direct association with a golf course. residential
development
component

(2) Subsection 63(5) of the regulations is amended

(a) in clause (c), by the deletion of the period and the substitution of a semicolon; and

(b) by the addition of the following after clause (c):

(d) where an owner of a golf course that exists on the date of the coming into force of this clause proposes to create a golf course development in accordance with the requirements of subsections (5.03) to (5.05).

(3) Section 63 of the regulations is amended by the addition of the following after subsection (5.02):

(5.03) A residential development component of a golf course development shall Residential
development
component, criteria

- (a) be directly associated with the golf course by means of a membership agreement between the golf course owner and the prospective purchaser of each lot that provides that the agreement shall run in perpetuity with the lot for the life of the golf course development;
- (b) be consistent with the objectives set out in subsection (3); and
- (c) not interfere with the normal operation of the golf course.

(5.04) The owner of a golf course that exists on the date of the coming into force of clause (5)(d) may apply in accordance with subsection (5.05) for approval for subdivision of the golf course, or the adjoining land, if that land is also owned by the owner of the golf course, or both, into no more than 5 lots per parcel, exclusively for single-family dwelling use as a residential development component in direct association with the golf course to form a golf course development. Conditions for application

(5.05) An application to establish a residential development component of a golf course development shall Requirements for application

- (a) indicate how the proposed development is suited to the intended location, by means of a detailed site plan, drawn to scale, and a design brief that includes information about
 - (i) the total area and topography of the proposed site, property boundaries, setbacks and location of all existing and proposed buildings on the property,
 - (ii) existing and proposed land uses and the location of any archaeological sites, wildlife habitat areas and natural features, including beaches, sand dunes, wetlands and watercourses,
 - (iii) proposed street design, including pedestrian circulation, safety of access and emergency access,
 - (iv) if municipal or central services are available, the location of the proposed water supply, waste water collection, sewage disposal and treatment,
 - (v) storm water management,
 - (vi) proposed placement of utilities, services and easements,
 - (vii) lot coverage ratio and building height allowance,
 - (viii) potential effects of the proposed development on existing viewscales, and
 - (ix) any additional information the Minister considers necessary; and
- (b) be presented at a public meeting in accordance with the requirements of section 11.

2. These regulations come into force on December 17, 2016.

EXPLANATORY NOTES

SECTION 1 amends section 63 of the Subdivision and Development Regulations to add provisions that deal with a golf course development, which includes a residential development component. Subsection (1) revokes subsection 63(3.1) and substitutes a new subsection (3.1) to add definitions of the terms “golf course development” and “residential development component”. Subsection (2) amends subsection 63(5) to add a new clause (d) that establishes a golf course development as one of the exceptions listed in subsection (5). Subsection (3) adds new subsections (5.03), (5.04) and (5.05) to section 63. Subsection 63(5.03) sets out the criteria that must be satisfied in order to establish a residential development component of a golf course development, subsection (5.05) specifies the conditions that must be satisfied for an application, and subsection (5.05) lists the requirements that must be met by an applicant for approval.

SECTION 2 provides for the commencement of the regulations.