



Housing, Land
and Communities

Logement, Terres
et Communautés



Land Division
1 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

May 15, 2024

Attn: Mr. Likely: (Via E-mail)
Cc: Mr. Dunn (Via E-mail)

Dear Sirs:

RE: Case 25387 PID 471961, 90 McCardle Rd., Chelton, Change of Use Application

I am writing regarding the above-mentioned application. I will be reviewing and providing a planning recommendation to the assigned Senior Development Officer, Shawn MacFarlane, who is responsible for making the final decision on the application.

Due to the complexity of your proposed Beach Resort and Spa, we require more detailed information to address our initial concerns:

- 1) We have noticed that there are two site designs circulating that differ in scale, intensity, layout, and use. Please confirm if the site plan submitted with the application (attached) is the intended development, i.e., cottages, spa, wellness centre, 40-seat restaurant, and six-room hotel room.
 - i. If your application is approved, you will be held to the submitted site plan by way of a development agreement.
- 2) Development on PEI is bound by the Statements of Provincial Interest (attached), found under Section 2.1 of the *Planning Act*. I have expanded the Statements of Provincial Interest below in relation to your proposed development and explained what information we are seeking.
 - i. Please provide more information is required on how you will be supplying, efficiently using, and conserving water.

Conservation: Spa resorts typically use large amounts of water for pools, treatments, and landscaping. Implementing water-saving technologies, such as low-flow fixtures and greywater recycling systems, is desirable. Can you provide information on how these concerns can and will be mitigated?

Sourcing: Prince Edward Island is entirely dependent on groundwater sources for its drinking water. The water supply is generally good. Please provide information on the expected daily water extraction rates and how the proposed development will not adversely impact the water availability to surrounding residents.

Treatment and Disposal: Although the development is not noted to be within proximity to a waterbody, please provide details on how the chemicals used in the spa operation will be treated and disposed.

- 3) Please provide more information on the supply, efficient use, and conservation of energy and how your proposed development will mitigate greenhouse gas emissions.

Renewable Energy: Spa developments can be energy intensive. Are any renewable energy generation methods contemplated for the development to offset the developments carbon footprint?

Efficient Design: Are the proposed buildings utilizing passive solar design given the proposed structures southern orientation?

- 4) Please provide more information on servicing and the site layout (parking, wastewater, storm water, solid waste).

Parking: Has a parking generation analysis been conducted or is it currently being conducted in accordance with Section 44. (e) of the *Planning Act – Subdivision and Development Regulations*? If not, did you or the landscape architect calculate the parking requirement from Table 3 ‘Parking Standards’ under Section 44. of the regulations? We would require more detail drawings to determine minimum parking requirements.

Waste (septic) Management: The application states that “single units contain electric burning systems ‘Cinderella Toilets’”. Alternative waste disposal systems will need to be approved by the Department of Environment, Energy and Climate Action. Additional servicing requirements may be determined once circulation and review has been conducted by the Department of Environment, Energy and Climate Action.

Storm Water Management: Given the density of the proposed development and introduction of a high proportion of new hard surfaces, you will need to have a storm water management plan prepared by a licensed Engineer or Landscape Architect.

- 5) Please provide more information on the potential detrimental impact of your proposed development, and the proposed mitigative measures. Section 1. (f.3) of the *Planning Act –*

Subdivision and Development Regulations defines “detrimental Impact” as “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.”

Noise: Although I am aware that spa resorts are intended to be quiet and peaceful by design, can you elaborate on how you intend to mitigate potential noise complaints as a result of the development, i.e., site layout optimization by placing the noisiest activities as far from existing residential uses as possible, building orientation, soft and/or hard landscaping plans to absorb and block noise, hours of operation, etc.

Light Pollution: Can you elaborate on how you intend to mitigate light pollution as a result of the proposed development due to the stated 24hr operation, i.e., site layout optimization such as designing the layout to minimize the need for extensive outdoor lighting or placing light sources away from light-sensitive areas such as neighbouring properties, using directional lighting to focus lighting only where it is required, using vegetative buffers, avoiding using reflective surfaces, etc.

Air Pollution: Can you elaborate on how you intend to mitigate air pollution as a result of the proposed development, i.e., how does the site design layout minimize congestion and promote smooth traffic flow, reducing vehicle emissions, the use of green spaces, trees, and vegetation to absorb pollutants, the sensitive siting of parking areas away from existing residences, etc.

The above-mentioned is not exhaustive, but it highlights some of the initial concerns that we would appreciate if you could address. Additionally, as per our discussion, a public meeting held in accordance with Section 2(f) of the Planning Act and Section 11 of the Subdivision and Development Regulations is deemed necessary. We will follow up with the process and organize a date and time to hold the meeting.

Yours truly,



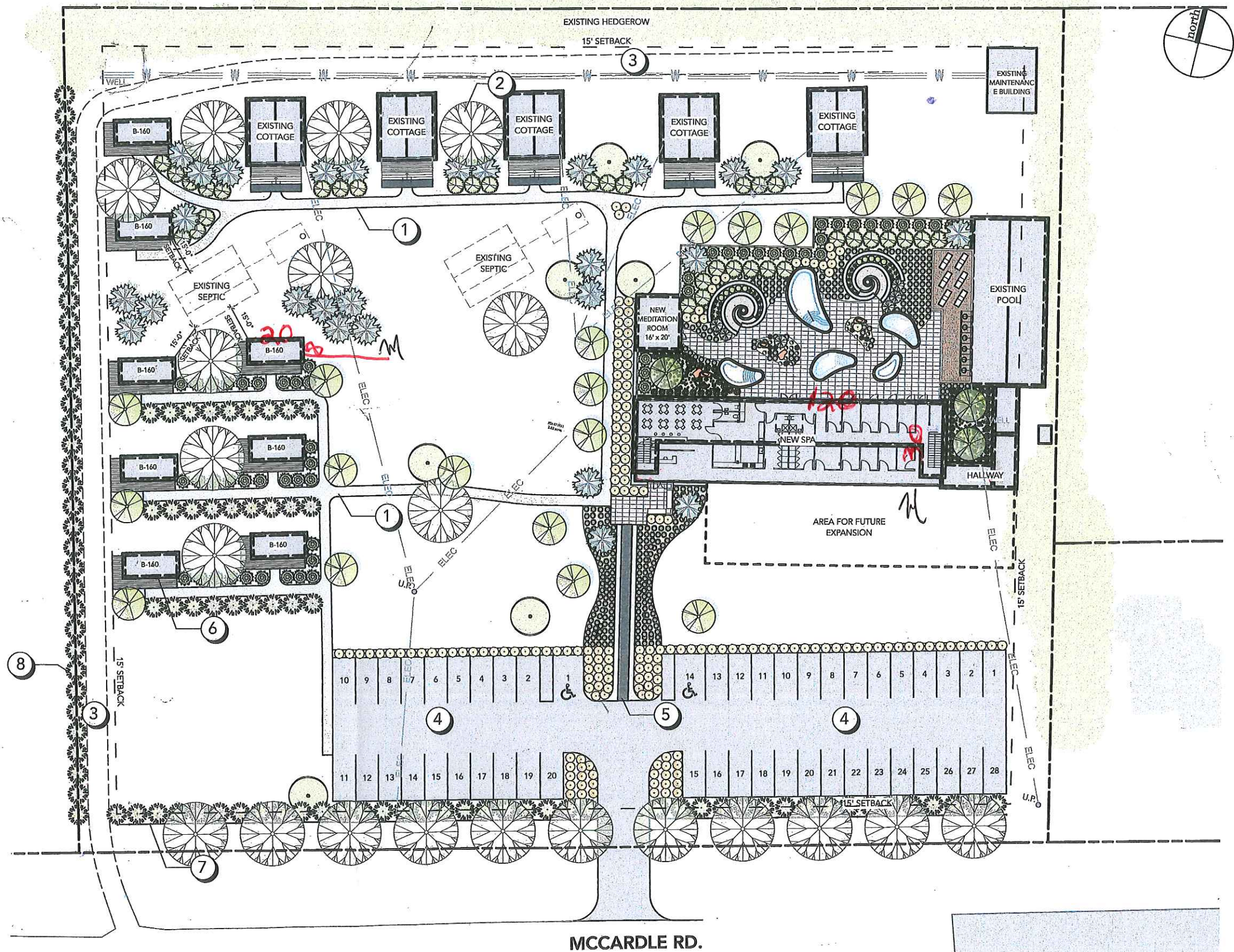
Mr. Alex O'Hara, MRTPI, MIPI, AssocRICS, CAHP-Intern, EPT, MScI
Land Use and Planning Act Specialist

LEGEND

	Property Line (Approximate)
	15' Setback (Approximate)
	Existing Tree
	New Large Shade Tree
	New Small Shade Tree
	New Evergreen Tree
	New Deciduous Shrub
	New Evergreen Shrub
	New Ornamental Grasses
	New Asphalt Surface
	New Concrete Walkway
	New Unit Paver Walkway
	New Patio Slabs

DESIGN REFERENCE NOTES

1. Heated concrete walkway.
2. Privacy planting for existing cottages.
3. Service lane around perimeter of site connecting to maintenance building.
4. New parking area. 48 spaces total.
5. Entrance walkway in unit pavers with concrete driving strips to allow access for service vehicles to front door.
6. B160 unit with wrap-around deck and landscaping for privacy. 8 total.
7. Fencing with hedge and shade trees along site frontage for privacy and aesthetic purposes.
8. Privacy hedge along west site boundary.



SHEET NO.

L1

PROJECT

CHELTON BEACH RESORT AND SPA

90 McCordle Rd., Chelton Beach, PE

HAUTENATURE
LANDSCAPE ARCHITECTURE AND GARDEN DESIGN

1245 Callbeck Street, Bedeque, PE C0B 1C0
902-213-3773 | info@hautenature.ca

DRAWING

SCHEMATIC DESIGN

SCALE

1:500

DATE

2023-10-17

PROJECT NO.

2216

LEGEND

Property Line (Approximate)

15' Setback (Approximate)

Existing Tree

New Small Shade Tree

New Evergreen Tree

New Deciduous Shrub

New Evergreen Shrub

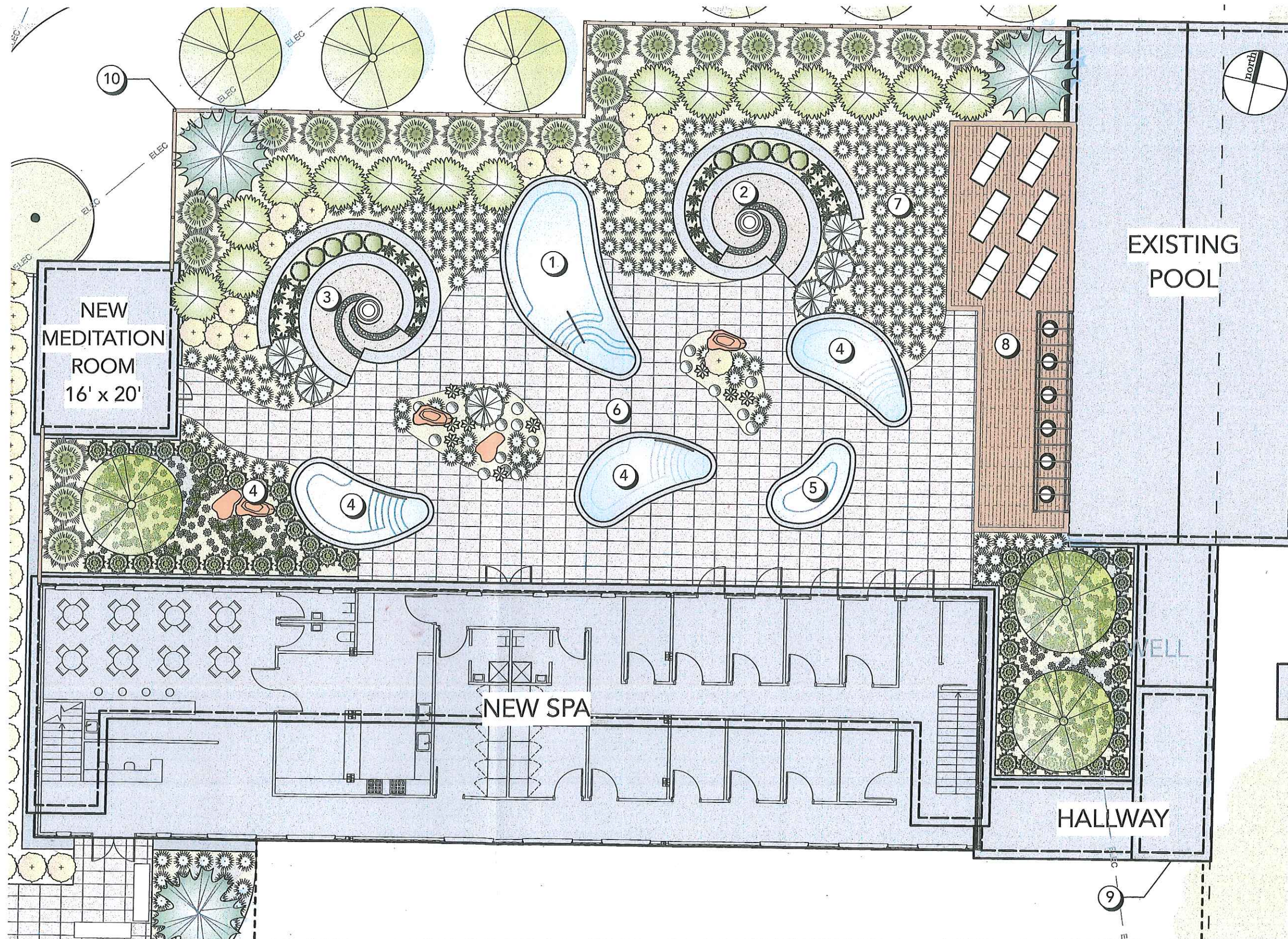
New Perennials

New Ornamental Grasses

New Patio Slabs

DESIGN RERERENCE NOTES

1. Large concrete hot tub. ~240 sq ft.
2. Fire pit rest area with integrated seat wall
3. Fire pit area with integrated seat wall
4. Medium hot tub. ~ 109 sq. ft.
5. Cold plunge. ~62 sq.ft.
6. Heating concrete patio slabs.
7. Mass planting of ornamental grasses
8. New pool deck with lounge and gravity-free seating.
9. Open view from hallway to bridge and Northumberland Strait.
10. 8' high privacy fence



SHEET NO.

L2

PROJECT

CHELTON BEACH RESORT AND SPA

90 McCordle Rd., Chelton Beach, PE

HAUTENATURE

LANDSCAPE ARCHITECTURE AND GARDEN DESIGN

1245 Callbeck Street, Bedeque, PE CoB 1 Co
902-213-3173 | info@hautenature.ca

DRAWING

SCHEMATIC DESIGN - SPA
ENLARGEMENT

SCALE

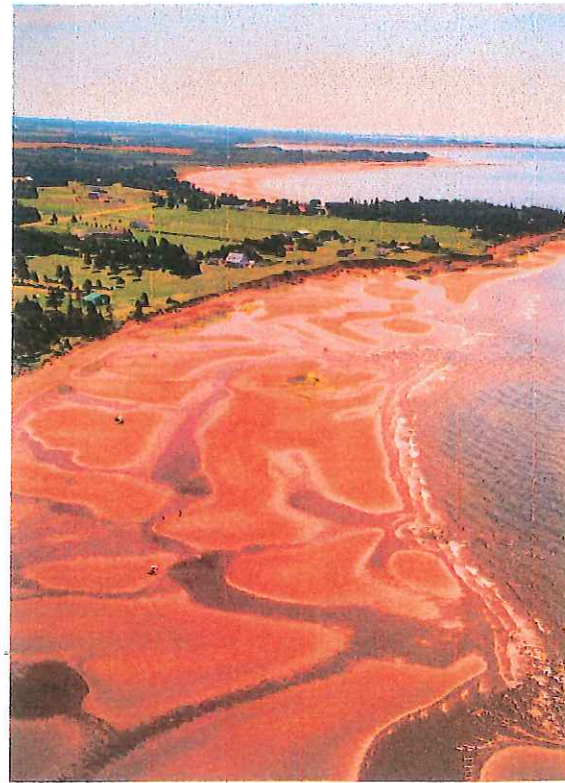
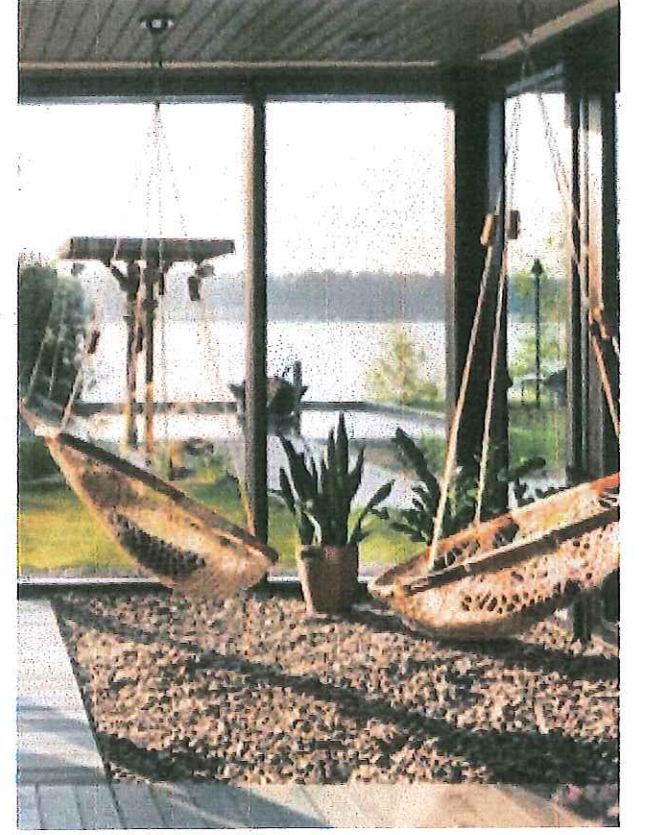
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DATE

2023-10-17

PROJECT NO.

2216



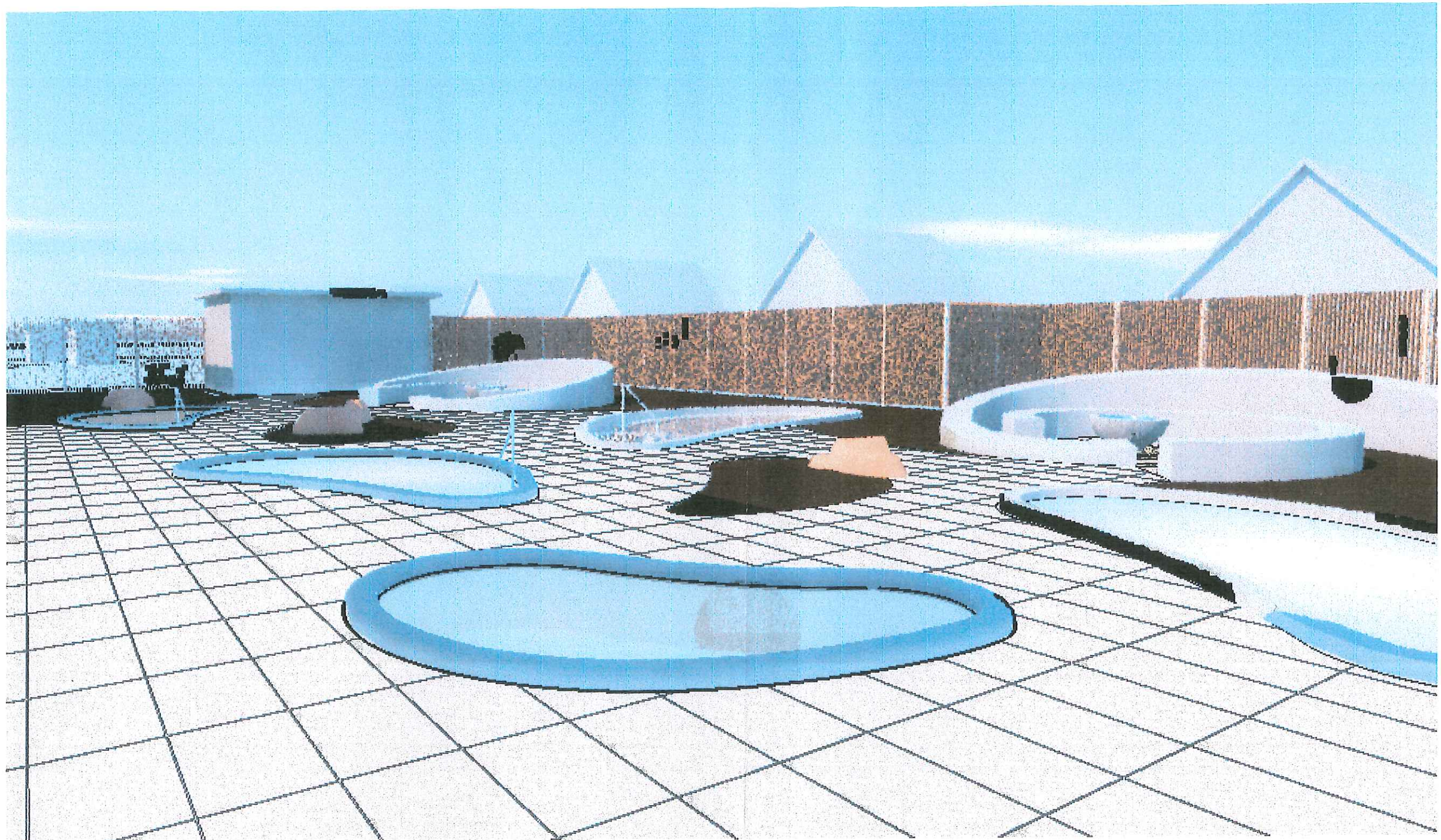
SHEET NO.
L3

PROJECT
CHELTON BEACH RESORT AND SPA
90 McCordle Rd., Chelton Beach, PE

HAUTENATURE
LANDSCAPE ARCHITECTURE AND GARDEN DESIGN
1245 Callbeck Street, Bedeque, PE CoB 1 Co
902-213-3173 | info@hautenature.ca

DRAWING
INSPIRATIONAL IMAGES

SCALE	DATE 2023-10-17
PROJECT NO. 2216	



SHEET NO.

L4

PROJECT

CHELTON BEACH RESORT AND SPA

90 McCardle Rd., Chelton Beach, PE

HAUTENATURE
LANDSCAPE ARCHITECTURE AND GARDEN DESIGN

1245 Callbeck Street, Bodeque, PE, CoB 1 Co
902-213-3173 | info@hautenature.ca

DRAWING

PERSPECTIVE

SCALE
N/A

DATE
2023-10-17

PROJECT NO.
2216

- (g) “**municipality**” means a municipality as defined in the *Municipal Government Act* R.S.P.E.I. 1988, Cap. M-12.1;
- (h) “**official plan**” means a plan for a municipality adopted under Part III;
- (i) “**planning board**” means a planning board or joint planning board appointed under Part III;
- (j) “**resident**” in relation to a municipality, means a person who has attained the age of eighteen years and is ordinarily resident within the boundaries of the municipality;
- (j.1) “**state of emergency**” means a state of emergency declared by the Minister of Justice and Public Safety or a mayor under the *Emergency Measures Act* R.S.P.E.I. 1988, Cap. E-6.1, or a public health emergency declared under the *Public Health Act* R.S.P.E.I. 1988, Cap. P-30.1;
- (k) “**subdivision**” means
 - (i) the division of a parcel of land to create two or more new parcels of land,
 - (ii) the consolidation of two or more contiguous parcels of land to create a new parcel of land, or
 - (iii) the attachment of a part of a parcel of land to another parcel of land contiguous to that part to create a new parcel of land,
 by means of a plan of subdivision, a plan of survey, an agreement, a deed or any other instrument, including a caveat, that transfers or creates an estate or interest in the new parcels of land created by the division, or in the new parcel of land created by the consolidation or the attachment, as the case may be;
- (l) “**subdivision agreement**” means an agreement between a council and a developer whereby the developer undertakes to provide basic services in order to develop a plan of subdivision. 1988, c.4, s.1; 1991, c.18, s.22; 1993, c.29, s.4; 1994, c.46, s.1 {eff.} March 31, 1995; 1995, c.29, s.1 {eff.} Oct. 14/95; 1997, c.20, s.3; 2000, c.5, s.3; 2009, c.73, s.2; 2010, c.31, s.3; 2012, c.17, s.2; 2014, c.40, s.1; 2015, c.28, s.3; 2016, c.44, s.277; 2017, c.10, s.1(2); 2019, c.1, s.3; 2017, c.61, s.35(2); 2021, c.14, s.1; 2023, c.4, s.1; 2023, c.20, s.2.

OBJECTS

2. Purposes

The purposes of this Act are

- (a) to provide for efficient planning at the provincial and municipal level;
- (b) to promote sustainable and planned development;
- (c) to protect the natural and built environment of the province;
- (d) to encourage co-operation and co-ordination among stakeholders;
- (e) to address potential conflicts regarding land use;
- (f) to provide the opportunity for public participation in the planning process; and
- (g) to ensure compatibility between land uses. 1988, c.4, s.2; 2021, c.42, s.1.

2.1 Provincial interests

- (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
 - (a) the protection, conservation and management of resource lands;

- (b) the protection, conservation and management of coastal areas;
- (c) the protection, conservation and management of ecological systems;
- (d) the prevention of fragmentation of land and of loss of natural habitat connectivity and biodiversity;
- (e) the supply, efficient use and conservation of water;
- (f) the supply, efficient use and conservation of energy;
- (g) the adequate provision and efficient use of communication, transportation, sewage and water services, storm water management systems, waste management systems and other public services in relation to planning development, and the effect of planning development on those services;
- (h) the effect of proposed planning development on, and measures for the protection of, public health and safety;
- (i) the protection of features of significant archaeological, cultural, architectural, historical or scientific interest;
- (j) the protection of viewsapes that contribute to the unique character of Prince Edward Island;
- (k) the direction of development to areas designed to support servicing;
- (l) the orderly and sustainable development of safe and healthy communities;
- (m) the adequate provision of a full range of housing options;
- (n) the promotion of a built environment that supports public transit and active transportation;
- (o) the promotion of a built environment that incorporates the principles of conservation design;
- (p) the adaptation of the built and natural environment to address the effects of climate change;
- (q) the mitigation of greenhouse gas emissions; and
- (r) adaptation to a changing climate.

Regulations

- (2) The Lieutenant Governor in Council may make regulations to establish additional matters of provincial interest for the purposes of subsection (1). *2021, c.42, s.2.*

PART I — LAND USE COMMISSION

Sections 3 to 5 repealed by 1991, c.18, s.22 {eff.} Nov. 4/91.

PART II — PROVINCIAL PLANNING**6. Role of Minister**

The Minister shall

- (a) advise the Lieutenant Governor in Council on provincial land use and development policy;
- (b) perform the functions conferred on him by this Act and the regulations;
- (c) generally, administer and enforce this Act and the regulations,