



Victoria Municipality PEI <victoriamunicipalitypei@gmail.com>

Victoria - following up on our meeting.

Tim Hamel <thamel@arsenaultbros.com>

Tue, Dec 5, 2023 at 6:43 AM

To: Victoria Municipality PEI <victoriamunicipalitypei@gmail.com>, Martin Ruben <allenfarm17@gmail.com>

Good afternoon Anna & Martin. Please find attached the latest concept plan that I would like to discuss with you today.

See you in one (1) hour. Thanks!

Tim Hamel

Arsenault Bros Construction Ltd.

75 W.B. MacPhail Drive

Cornwall, PE C0A 1H5

Office: [902-892-7882](tel:902-892-7882)

Fax: [902-892-3084](tel:902-892-3084)

Cell: [902-940-5398](tel:902-940-5398)

www.arsenaultbros.com

From: Victoria Municipality PEI <victoriamunicipalitypei@gmail.com>

Sent: Friday, December 1, 2023 6:18 PM

To: Martin Ruben <allenfarm17@gmail.com>

Cc: Tim Hamel <thamel@arsenaultbros.com>

Subject: Re: Victoria - following up on our meeting.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there Tim,

Apologies for the delay in replying - it's been an intense work-month.

I'm now away in Australia (visiting family) and as Martin mentioned, mostly on vacation. However I will be working for the municipality this Tuesday, and have sent you a calendar invite... it's 8am Australia time on Tuesday, which is 6pm PEI time on Monday. I apologize for the evening meeting time proposal and hope that it works for you. Given the timezones, it's

likely the most workable moment. I could do an hour earlier if required, or alternatively could do your Wednesday, Thursday or Friday evening if Monday doesn't work.

Looking forward to chatting,

Anna K

--

Anna Keenan (she/her or they/them)

Chief Administrative Officer (CAO)

Rural Municipality of Victoria 🌻

(902) 658 2541

Public Office Hours: Mon-Thur - 9:30am-12pm & 1-3:30pm

Victoria historic schoolhouse, 730 Victoria Rd, Victoria-by-the-Sea

On Fri, Dec 1, 2023 at 9:06 PM Martin Ruben <allenfarm17@gmail.com> wrote:

Good morning Tim

Anna is away for the better part of the month and is only responding to emails sporadically. All administrative activities of the municipality are carried out under her role.

I'm looking forward to hearing more about your proposed development.

Regards

Martin

Martin Ruben 902-388-7584

On Thu., Nov. 30, 2023, 12:05 Tim Hamel <thamel@arsenaultbros.com> wrote:

Good morning Anna & Martin. Just reaching out in the hopes that we could schedule a meeting to discuss the next steps with the causeway property we discussed earlier in the year.

We had a few setbacks throw us off track over the late summer, but I think we are good to proceed with the necessary applications and approvals.

Let me know when would be the best time to meet and discuss those next steps.

Thanks!

Tim Hamel

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From: Tim Hamel

Sent: Wednesday, November 15, 2023 8:35 AM

To: 'Victoria Municipality PEI' <victoriamunicipalitypei@gmail.com>

Subject: RE: Victoria - following up on our meeting.

Good morning Anna. I hope things are well.

It has been a little while since we last discussed this Victoria property – as we have been busy looking over different options and investigating the property in greater depth. We have also agreed to a P&S agreement with the family who owns the parcel of land.

Would there be a time next week where I could stop by your office and discuss how we should go forward with application for developing the property.

Let me know – thanks!

Tim Hamel

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From: Victoria Municipality PEI <victoriamunicipalitypei@gmail.com>
Sent: Wednesday, August 23, 2023 12:18 PM
To: Tim Hamel <thamel@arsenaultbros.com>; Martin Ruben <allenfarm17@gmail.com>
Subject: Re: Victoria - following up on our meeting.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there Tim,

CC Martin

Thanks for meeting with us this morning.

I had another phone call just now with a developer interested in one of the other MacDonald lots. He has asked for the time of our Development Officer, to help him consider the layout of the potential new subdivision there.

The potential subdivision of that lot is more complicated than the lot you are considering, as new roads need to be established, so perhaps this is unnecessary, but I wanted to offer you the same: if you would like to meet with Derek French (our DO), you're welcome to do so before submitting your application, provided that you can reimburse the municipality for the time he spends advising on your file. He charges us \$100/hr for his time.

With thanks,

Anna K

--

Anna Keenan (she/her or they/them)

Chief Administrative Officer (CAO)

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On Mon, Aug 21, 2023 at 12:24 PM Tim Hamel <thamel@arsenaultbros.com> wrote:

9:30 works perfect.

I will stop by your office and bring my laptop – I would like to show you (and mayor/councilors) a few ideas and get your thoughts on them.

Thanks!

Tim Hamel

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From: Victoria Municipality PEI <victoriamunicipalitypei@gmail.com>

Sent: Monday, August 21, 2023 12:10 PM

To: Tim Hamel <thamel@arsenaultbros.com>

Subject: Re: Victoria - following up on our meeting.

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Thanks. 9:30 would be better for me if possible for you. Otherwise 9 is possible for me.

In person or by phone/zoom? Either works.

Anna K

--

Anna Keenan (she/her or they/them)

Chief Administrative Officer (CAO)

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On Mon, Aug 21, 2023 at 12:07 PM Tim Hamel <thamel@arsenaultbros.com> wrote:

Thanks Anna. Want to do first thing Wednesday morning (9am) work?

Let me know.

Tim Hamel

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From: Victoria Municipality PEI <victoriamunicipalitypei@gmail.com>

Sent: Monday, August 21, 2023 11:55 AM

To: Tim Hamel <thamel@arsenaultbros.com>

Subject: Re: Victoria - following up on our meeting.

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Hi there Tim,

This week I'm working Monday, Wednesday and Thursday (switching my usual Tuesday to Wednesday). However, I have a Council meeting this evening that I am focused on preparing for, so Wednesday or Thursday would be best.

Let me know if there's a time that works better for you.

Anna K

--

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On Fri, Aug 18, 2023 at 3:10 PM Tim Hamel <thamel@arsenaultbros.com> wrote:

Good afternoon Anna.

Wondering if we could schedule a time to meet and discuss possible development along the Causeway property. Would you have time on Monday (21) or Tuesday (22) ?

Let me know. Thanks!

Tim Hamel

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From: Victoria Municipality PEI <victoriamunicipalitypei@gmail.com>

Sent: Tuesday, August 8, 2023 3:01 PM

To: shane@islandhomespei.com; Tim Hamel <thamel@arsenaultbros.com>

Subject: Re: Victoria - following up on our meeting.

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Looping Tim on to this email as well.

On Tue, Aug 8, 2023 at 2:55 PM Victoria Municipality PEI <victoriamunicipalitypei@gmail.com> wrote:

Hi there Shane,

I wanted to follow up on the meeting we had a few weeks ago here in the municipal office.

I understand that you're speaking with the landowner of PID 207290, and that was the main one that we discussed - it has Agricultural Zoning, as discussed, in both the current and proposed Official Plan for the town. Any development taking place there would therefore be subject to both a Zoning Amendment to the Official Plan & Bylaw, and a subdivision process, before being able to be approved, and it has the significant flood/sea-level-rise risks that we discussed.

However, the thought came to me while I was on vacation last week that I should draw your attention to PID 207241.

This property currently allows rezoning (without amending the official plan) to single-family residential, and the draft plan (not yet approved) has marked that PID as having the less-restrictive 'general residential' zoning. There is also less flood risk on that property.

For your reference, I've attached the maps from both the 2014 plan, which is the one now in effect (both 'current' and 'future' zoning maps), as well as the maps from the 2022 draft plan, which more accurately reflects the most recent planning discussions in the community, even if it is not yet in effect.

You can find the full bylaws (Both currently-in-effect, and draft) here: <https://www.rm victoria.com/vision2035>

And you can find the climate change vulnerability & adaptation reports, both of which contain storm surge flood maps, here: <https://www.rm victoria.com/studies>

Anna K

--

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