



RECEIVED: August 13, 2025

Notice of Appeal

(Pursuant to Section 28 of the *Planning Act*)

TO: The Island Regulatory and Appeals Commission
National Bank Tower, Suite 501, 134 Kent Street
P.O. Box 577, Charlottetown PE C1A 7L1
Telephone: 902-892-3501 Toll free: 1-800-501-6268
Fax: 902-566-4076 Website: www.irac.pe.ca

NOTE:

Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the *Planning Act* or the Municipal Council of Cornwall (name of City, Town or Community) on the 23rd day of July, 2025, wherein the Minister/Community Council made a decision to deny the Application of Robert Duffy to re-zone a part of PID No. 406926 on Main Street, Cornwall from Agriculture Reserve (A1) to General Commercial (C1).

The Town of Cornwall has not made the meeting minutes public from July 23rd, 2025. (attach a copy of the decision).

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the *Planning Act*, the grounds for this appeal are as follows: (use separate page(s) if necessary)
Please see attached Schedule "A".

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the *Planning Act*, I/we seek the following relief: (use separate page(s) if necessary)
That the Island Regulatory and Appeals Commission revoke the decision of the Town of Cornwall Council in respect of Robert Duffy's application to amend the Zoning Bylaws, and that an approval be entered on the application.

EACH APPELLANT MUST COMPLETE THE FOLLOWING: (print separate sheets as necessary)

Name(s) of Appellant(s): Robert Duffy

Please Print

Signature(s) of Appellant(s):

Mailing Address: 3 Anderson Road

City/Town: Kinkora

Province: Prince Edward Island

Postal Code: C0B 1N0

Email Address: Office@duffyconstructionltd.ca

Telephone: 902-887-2303

Dated this 11 day of August, 2025.
day month year

IMPORTANT

Under Section 28.(6) of the *Planning Act*, the Appellant must, within seven days of filing an appeal with the Commission serve a copy of the notice of appeal on the municipal council or the Minister as the case may be.

Service of the Notice of Appeal is the responsibility of the Appellant

Information on this Form is collected pursuant to the *Planning Act* and will be used by the Commission in processing this appeal. For additional information, contact the Commission at 902-892-3501 or by email at info@irac.pe.ca.

**Schedule “A”
Grounds of Appeal**

1. The Town of Cornwall failed to exercise their decision-making discretion in a fair, reasonable and transparent manner.
2. The Town of Cornwall failed to provide reasons for their decision, contrary to the principles of natural justice and procedural fairness.
3. The Town of Cornwall failed to consider all relevant information in their decision.
4. The Town of Cornwall failed to apply sound planning principles by not complying with the principles and objectives of the Town of Cornwall Official Plan.
 - i. These objectives include:
 - To encourage new commercial development in the town by ensuring the availability of commercial lands suitable for a full range of commercial land uses appropriate for location in the town.
 - To require that commercial developments be of a high quality in terms of appearance, traffic safety, and compatibility with adjacent land uses.
 - To direct commercial development to appropriate locations within the town.
 - To minimize conflicts between commercial development and established or future residential neighbourhoods.
 - To expand the Town's commercial assessment base.
 - To avoid compounding any present traffic or pedestrian safety concerns in the town (Town of Cornwall, Official Plan 2022).

From: [Harrison Duffy](#)
To: [Appeal Inquiries](#)
Subject: Fwd: Rezoning Application PID 406926 (Main Street, Cornwall)
Date: Wednesday, August 13, 2025 3:14:28 PM

Harrison Duffy
Service
Duffy Construction Ltd.
3 Anderson Road
Kinkora, PE C0B 1N0

902-303-4829 (cell)
902-887-2303 (office)

Begin forwarded message:

From: Office <office@duffyconstructionltd.ca>
Date: July 28, 2025 at 15:52:38 ADT
To: Paula Griffin <pgriffin@cornwallpe.ca>, Office
<office@duffyconstructionltd.ca>, Harrison Duffy
<harrisonduffy@outlook.com>
Subject: Re: Rezoning Application PID 406926 (Main Street, Cornwall)

Hi Paula
I never received the minutes from that meeting. Were you going to send them?
Regards
Robert
Sent from my iPhone

On Jul 24, 2025, at 10:18 AM, Paula Griffin
<pgriffin@cornwallpe.ca> wrote:

Good morning Robert,

Your application to rezone a portion of PID 406926 located on Main Street in Cornwall did not pass First Reading by Cornwall Town Council at their meeting yesterday and has been denied. Please contact us if you have any questions.

Regards,

Paula Griffin

Development Officer
Town of Cornwall
15 Mercedes Drive
PO Box 430
Cornwall PE C0A 1H0
(902)367-5989