

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.

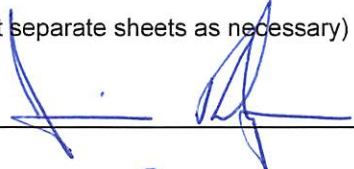
TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of SUMMERSEIDE (name of City, Town or Community) on the SECOND day of SEPTEMBER, 2025, wherein the Minister/Community Council made a decision to DENY A LAND ZONING APPLICATION IN WHICH SEEN NO NEGATIVE IMPACT FROM PLANNING BOARD OR TECHNICAL SERVICES. (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)
THERE WAS VERY LITTLE INFORMATION OR REASON AS TO WHY THE COUNCIL HAD VOTED AGAINST SUCH ZONING. THERE WERE QUESTIONS ABOUT ASPECTS OF GARBAGE DISPOSAL WHICH WOULD HAVE LATER BEEN ADDRESSED DURING THE DEVELOPMENT PLAN STAGES & SOME WHICH HAD ALREADY BEEN ADDRESSED WITH DEPARTMENT HEADS.

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)
I WOULD LIKE THIS TO BE REVIEWED AND ULTIMATELY ZONED TO CDA USE FOR A SPECIALIZED AFFORDABLE HOUSING DEVELOPMENT.

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

Name(s) of Appellant(s): JAMIE RODGERSON
Please Print

Signature(s) of Appellant(s): 

Mailing Address: 169 POPE RD.
Province: PE

City/Town: SUMMERSEIDE
Postal Code: C1N 5L6

Email Address: rodgersonconstruction@gmail.com Telephone: 902-315-4422

Dated this 23rd day of SEPTEMBER, 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.



September 8, 2025

Harcor Holdings Inc.
Jamie Rogerson
106 Hallie Drive
Summerside, PE C1N 5H3

Re: Official Plan & Zoning Amendments – 185 Pope Road

Please be advised that City Council at its meeting on September 2, 2025 denied your application to amend the Official Plan and Zoning Bylaw for PID #548610 located at 185 Pope Road.

The following amendments were denied:

Proposed amendment to the Official Plan:

- Change the land use map (Schedule B) from Industrial land use to Comprehensive Development Area land use.

Proposed amendment to the Zoning Bylaw:

- Change the zoning bylaw (by inserting Section 21) and the zoning map (Schedule B) from Light Industrial (M1) zone to Comprehensive Development Area (CDA) zone.

Please note that anyone who is dissatisfied with the decision to grant approval, may within 21 days of the approval date, appeal to the Island Regulatory & Appeals Commission. The City is not liable for any damage suffered by any person resulting from development undertaken during the appeal period or while a decision is under appeal.

If you have any questions, please contact the undersigned at 902-432-1270.

Yours truly,

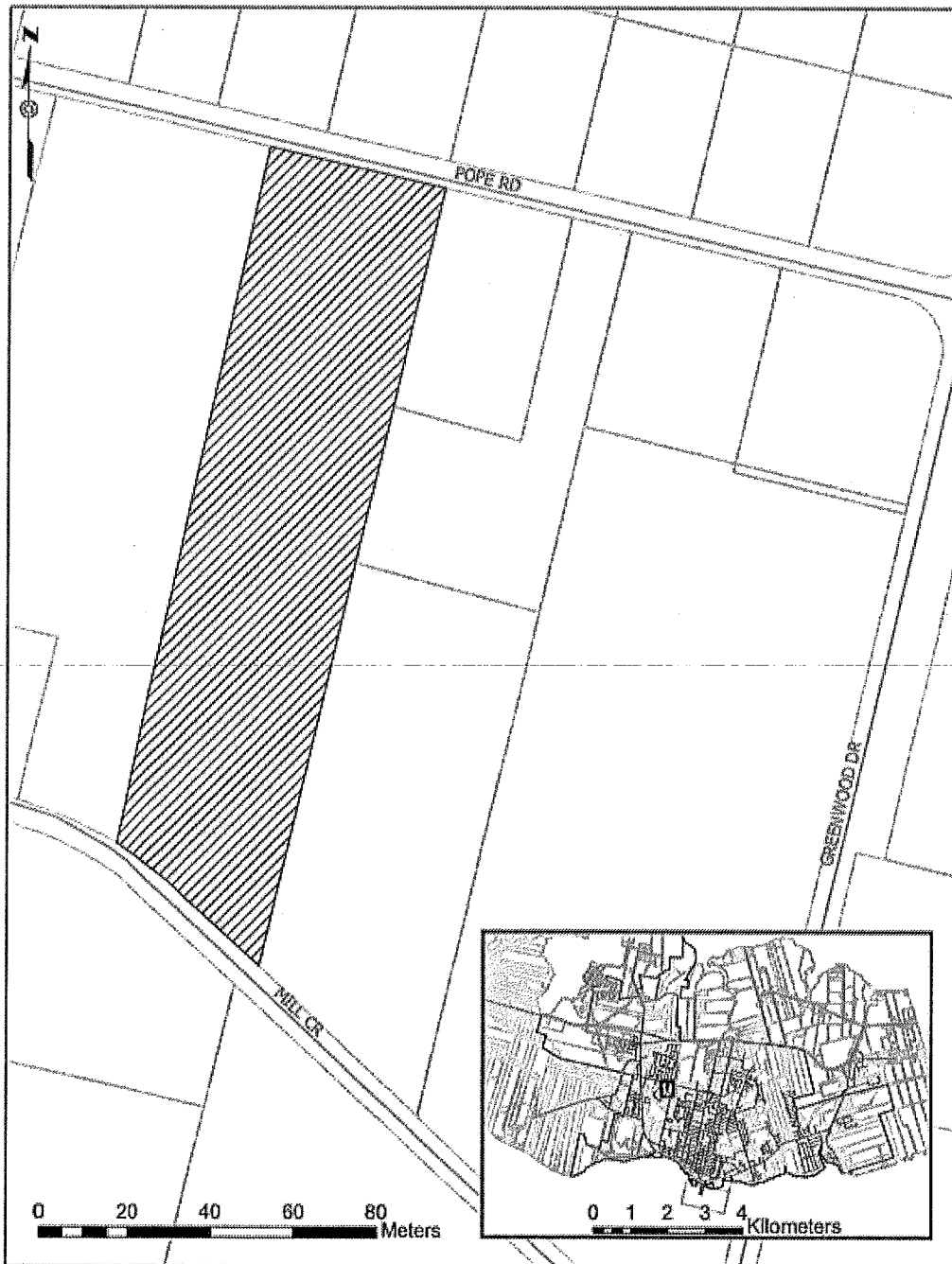
Linda Stevenson
Development Officer

c. JP Desrosiers, Acting CAO
Aaron MacDonald, DTS

OFFICIAL AMENDMENT 0111 & ZONING AMENDMENT 0112

The Council of the City of Summerside under authority vested in it by Section 18 of the *Planning Act R.S.P.E.I. 1988 Cap. P-8* hereby enacts as follows:

- I. The land use for PID #548610 (185 Pope Road) as shown on Schedule B (Future Land Use Map) of the *City of Summerside Official Plan*, is designated as Comprehensive Development Area land use, hereby excluding it from its former designation of Industrial land use under the *City of Summerside Official Plan*;
- II. The zoning amendments for PID #548610 (185 Pope Road), inserting Section 21. (Residential Cluster Housing) and zoning map as shown on Schedule B (Zoning Map) of the *City of Summerside Zoning Bylaw*, is designated as Comprehensive Development Area (CDA) zone, hereby excluding it from its former designation of Light Industrial (M1) zone.



Cluster Residential District – 185 Pope Road

21. All permitted use developments within the Cluster Residential District – 185 Pope Road shall be subject to approval by the Development Officer while discretionary uses shall be referred to Council for a decision.
21. Application for all developments in the Cluster Residential District – 185 Pope Road shall be reviewed in accordance with the guidelines and standards in Section 5 of this Bylaw and *Summerside Official Plan 2018; Building Bylaw CS-31; and Subdivision & Site Development Bylaw SS-19.*

Definitions

21. Dwelling, Cluster Residential means a group of four (4) or more single-detached residential buildings located on a single lot.

Permitted Uses

21. Subject to bylaw requirements, the following uses shall be permitted:

Permitted Uses		
RESIDENTIAL		
accessory building	dwelling, cluster residential	

Conditional Uses

21. Subject to Development Officer approval:

Conditional Uses		
RESIDENTIAL		
home based business		

Development Standards

21. Development of 185 Pope Road shall conform with the following standards, where the front yard abuts Pope Road and the rear yard abuts Mill Crescent:

Cluster Residential District		Min. Front yard	Min. Side yards	Min. Rear yard	Max. height	Min. Distance between buildings
single detached dwelling (group)	m	6	2	6	4.6	4
	ft	19.7	6.6	19.7	15	13.12

Servicing Standards

21.

- a) each dwelling shall front onto a paved service road connecting to a street R.O.W.;
- b) all service roads shall be a one-way with a minimum of 3.6 m (11.8 ft) for the driving lane;
- c) each dwelling shall have service connections to water and sewer laterals serving the lot, but no dwelling shall be sited over such a lateral;
- d) a Drainage Plan the considers the development of the entire lot is required as part of the permit application.

General Standards

21. One (1) parking space shall be provided per dwelling unit.

21. All portions of the lot not covered by structures, parking or traffic circulation areas shall be landscaped.

21. Notwithstanding Section 8.9, more than one main building is permitted on a lot within this CDA – Cluster Residential District – 185 Pope Road.



Map 21. Cluster Residential District – 185 Pope Road