



Michelle Walsh-Doucette  
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Respondent

**RE: Appeal #LA25025 – Mike James and Sheldon Stewart v. Minister of  
Housing, Land and Communities**

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Mike James and Sheldon Stewart against the November 20, 2025 decision of the [Minister of Housing, Land and Communities](#) to deny an application to subdivide PID 88567 into 26 Lots for Residential (Single Unit Dwelling) Use. A copy of the Notice of Appeal is attached. All parties involved will receive copies of submissions made by another party.

Information for the Appellant

The Commission has requested a copy of the file material from Minister of Housing, Land and Communities. A copy of the written material relevant to this appeal will be forwarded to you in a timely manner.

Information for the Respondent

Please forward a copy of all information in your file with respect to the above-noted decision to the Commission by Thursday, January 8, 2026. This information will be added to the Commission's file and will be distributed to the Appellant. On the same date, please file a written response to the Notice of Appeal. The Minister of Housing, Land and Communities may raise issues involving jurisdiction or preliminary matters in addition to a clear, but brief, response to the appeal.

**IMPORTANT NOTE: Any questions or concerns can be directed to Michelle Walsh-Doucette by telephone at 902-892-3501 or email at [mwalshdoucette@irac.pe.ca](mailto:mwalshdoucette@irac.pe.ca).**

Yours truly,

Michelle Walsh-Doucette  
Commission Clerk