



RECEIVED: June 19, 2026

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.

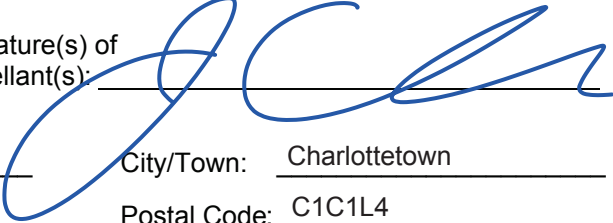
TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of City of Charlottetown (name of City, Town or Community) on the 19 day of June, 2026, wherein the Minister/Community Council made a decision to Approve Occupancy Permit for 39-41 MacWilliams Road.
File 25-630.

(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)
Occupancy granted when property sits too high, improper water drainage, neglect to address issues and to meet with myself and have property surveyed as "they do not have the means to verify". There is a retaining wall and water still comes to my property, I received a copy of the drainage plan and it does not call for wall, but here it is without consult. Also, the revision was June 18th with a deadline to appeal of June 17th, meaning the city is trying to circumvent the rules.

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 want the deadline to be extended to file an actual appeal if this isn't fixed. I would like the city to be fined in accordance with continually failing to update the permit approvals within the mandatory timeline.
I would like the city to pay for 3rd party survey to shoot elevation and take ownership for allowing the build to be built too high, and mediate payment for a water catch basin to collect rainwater.

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

Name(s) of Appellant(s): Jonathan Chandler Signature(s) of Appellant(s): 
Please Print
Mailing Address: 33 MacWilliams Rd City/Town: Charlottetown
Province: PEI Postal Code: C1C1L4
Email Address: jchandler@live.ca Telephone: 9023944986

Dated this 19 day of June, 2026.
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.



Planning & Heritage Summary (Week ending May 29, 2026)

ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION

The information on this page is intended to provide notice to the public when building and development permits have been approved by the Charlottetown Planning and Heritage Department and/or decisions are rendered by Charlottetown City Council as governed by the Prince Edward Island Planning Act. The deadlines to make an appeal are listed for each application below as per the requirements of the Planning Act.

If you have any questions regarding the approvals listed below, please contact the Planning and Heritage Department at 902-629-4158.

Planning Development Permit Approvals

FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
25-555	1100627	115-BLD-25	23-Apr-25	29-May-26	APPROVED	59-61 Essex Cres (Lot 534)	Occupancy Permit: Construction of a Semi-Detached Dwelling	Thunder Cove Properties Inc	19-Jun-26
25-630	1114354	157-BLD-25	15-May-25	27-May-26	APPROVED	39-41 MacWilliams Rd	Occupancy Permit: Construction of a Semi-Detached Dwelling	Star Homes & Construction Inc	17-Jun-26
25-799	1170638	226-BLD-25	12-Jul-25	26-May-26	APPROVED	29 Pope Ave (Lot 22-1)	Occupancy Permit: Construction of a Single Detached Dwelling	Amirhossein Rahbari	16-Jun-26
25-831	134114	240-BLD-25	16-Jul-25	27-May-26	APPROVED	11 Aviation Ave	Occupancy Permit: To Upgrade Capacity and Capabilities of Existing Outdoor Aqueous Waste Treatment System and to Move System Indoors to New Waste Treatment Building	MCA Consultants Inc.	17-Jun-26
25-916	134114	279-BLD-25	26-Aug-25	26-May-26	APPROVED	11 Aviation Ave	Occupancy Permit: BioVectra Building #1 - Material Airlock (MAL) Addition to Warehouse	MCA Consultants Inc	16-Jun-26
25-944	452441	290-BLD-25	5-Sep-25	29-May-26	APPROVED	423 Mount Edward Rd	Occupancy Permit: Phase II: Building #1 - Interior Fit-up of 100'x110' Commercial Building - Parkland Fuels and Avenir	FitzGerald and Snow	19-Jun-26
25-953	778308	295-BLD-25	9-Sep-25	28-May-26	APPROVED	62 Violet Cir (Lot 17)	Occupancy Permit: Construction of a 4-Unit Stacked Townhouse	Falcon Homes PEI	18-Jun-26
25-954	778308	296-BLD-25	9-Sep-25	28-May-26	APPROVED	68 Violet Cir (Lot 16)	Occupancy Permit: Construction of a 4-Unit Stacked Townhouse	Falcon Homes PEI	18-Jun-26
26-355	338996	013-HRT-26	15-Apr-26	29-May-26	APPROVED	15-17 Sydney St	Exterior finishes, window, door and roof repair	Lucas Welsh	19-Jun-26
26-359	338988	014-HRT-26	16-Apr-26	29-May-26	APPROVED	9-11 Sydney St	Exterior finishes, window, door and roof repair	Lucas Welsh	19-Jun-26
26-382	193284	081-BLD-26	30-Mar-26	29-May-26	APPROVED	25 Emily Dr (Lot 173A1)	Construction of a single detached dwelling	Curran Developments Inc.	19-Jun-26
26-383	193284	082-BLD-26	30-Mar-26	29-May-26	APPROVED	39 Emily Dr (Lot 173B3)	Construction of a single detached dwelling	Curran Developments Inc.	19-Jun-26
26-429	386250	100-BLD-26	22-Apr-26	29-May-26	APPROVED	3 Gordon Drive	2 car detached garage	K Mac Construction	19-Jun-26



FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
26-435	1178003	102-BLD-26	16-Apr-26	27-May-26	APPROVED	58-60 Stanmol Dr (Lot 140)	Footing Permit: Construction of a semi-detached dwelling	Buildco Construction Inc Chris Baglole	17-Jun-26
26-478	878603	117-BLD-26	7-May-26	26-May-26	APPROVED	5 Acadian Dr	Phase I - Foundation and structural steel for additions to school and Early Years Centre	Department of Transportation, Infrastructure and Energy	16-Jun-26
26-485	346650	016-HRT-26	14-May-26	24-May-26	APPROVED	202 Hillsborough St	Heritage Permit - Addition of Egress Windows	James Hughes	14-Jun-26
26-486	359638	017-HRT-26	14-May-26	24-May-26	APPROVED	113 Upper Prince St	Heritage Permit: New foundation, roof, windows, doors, garage door	Kent William Thompson & Ramona Doyle	14-Jun-26
26-488	1191907	124-BLD-26	13-Apr-26	25-May-26	APPROVED	191 Rogerson St (Lot 69)	Construction of a single detached dwelling	Claude Ayoub	15-Jun-26
26-489	1191899	125-BLD-26	13-Apr-26	25-May-26	APPROVED	185 Rogerson St (Lot 68)	Construction of a single detached dwelling	Claude Ayoub	15-Jun-26
26-490	1180348	126-BLD-26	1-May-26	25-May-26	APPROVED	79-81 Worth St (Lot 19)	Construction of a semi-detached dwelling	Sophie Hayes	15-Jun-26
26-499	1123009	004-HOC-26	21-May-26	25-May-26	APPROVED	36 Alice Ave	Home Occupation to start a home based care centre	Chaudhasi Keral	15-Jun-26
26-502	492629	133-BLD-26	21-May-26	25-May-26	APPROVED	216 Kensington Road	Storage shed with no electrical or plumbing, storage only	Melissa Gallant	15-Jun-26
26-503	877985	134-BLD-26	21-May-26	28-May-26	APPROVED	96 Bell Crescent	Remove existing deck and rebuild same with roof	Hexagon Carpentry Inc	18-Jun-26
26-506	511717	137-BLD-26	27-Apr-26	27-May-26	APPROVED	18 Lyne Ave	Construction of a shed	Barry E & Michelle M O'Regan	17-Jun-26
26-510	419515	140-BLD-26	8-May-26	27-May-26	APPROVED	114 Parkwood Cres	A 10 x 20 Shed for storage	Harrison Jenkins	17-Jun-26
26-511	1139989	141-BLD-26	8-May-26	28-May-26	APPROVED	616 Malpeque Rd	Deck for back of house	Colin Simmons	18-Jun-26
26-444	108985	188-STR-26	1-May-26	25-May-26	APPROVED	101 Nash Dr	Tourist Home: Short Term Rental	Buddhapriya Nanayakkara Kuruppu	15-Jun-26
26-516	336271	201-STR-26	26-May-26	27-May-26	APPROVED	178 King St	Tourist Home: Short Term Rental	Keir Lowther	17-Jun-26
26-512	338731	198-STR-26	25-May-26	26-May-26	APPROVED	265 Dorchester St	Tourist Home: Short Term Rental	Bella Doyle	16-Jun-26

Lot Subdivisions

[illegible]



Council Approvals

[illegible]