

RECEIVED: June 23, 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](http://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 \_\_\_\_\_ n/a (name of City, Town or Community) on the 4th day of June, 2026, wherein the Minister/Community Council made a decision to allow rezoning of land to allow construction of a golf course.

The decision lists PID 812917 however the appeal is for any decision for the combined property which includes PID 812941 and 115519.

(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)

Grounds for appeal are based on 27.1 (d) of the Planning Act which state "an individual who in good faith believes the decision will adversely affect the reasonable enjoyment of the individuals property..."

Details of specific anticipated nuisance arising from the proposed development are listed on the attached document.

**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)

We seek to have the development disallowed. The proponent has not demonstrated that any of the substantial adverse affects listed on the attached document to be unfounded nor provided any mitigation measures.

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

Name(s) of Appellant(s): James & Suzanne Jordan  
Please Print

Signature(s) of  
Appellant(s):

Mailing Address: 12360 Northside Road Rte,16

City/Town: Monticello

Province: PE

Postal Code: C0A 2B0

Email Address: james.jordan.3927@gmail.com

Telephone: 647 878 5435

Dated this 21 day of June, 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@lrac.pe.ca](mailto:info@lrac.pe.ca).

**Community** MONTICELLO

**Application Type** Subdivision

**Subdivision Type** Subdivision Case

**Address** NORTHSIDE RD - RTE 16

**File Number** 64362

**Nature of Decision** Approved

**PID** 812917

**Consolidation PIDs**

**Decision Date** 2026-06-04

**Posted Date** 2026-06-15

**Last Appeal Date** 2026-06-26

**Application Details** Golf Course

**Approved Number of Lots** 1

**Approving Authority** Province of PEI

### Planning Decision Map



## **The Island Regulatory and Appeals Commission**

### **Notice of Appeal Attachment**

We have previously expressed our opposition to the proposed golf course development as it conflicts with our current and intended land (PID 921791) use which is full time residence, working from home, small scale agriculture and reforestation. The development now also directly impacts the adjoining landowner residing on PID 843243. The developer also intends to construct the project on provincially owned land and we do not consider this a reasonable or legal use. The land was a previously used road from Naufrage to the mouth of the Cow River.

Our understanding of the Planning Act, Environmental Protection Act and interpretation of civil law leads me to believe that this development should have been denied at an earlier stage. This appeal will focus on the specific grounds allowed under legislation which is the infringement on an individual's right to enjoy one's private property. A review of previous submissions should however be considered for context.

Construction and operation of a commercial golf course immediately adjacent to an existing private residence without their consent would be unprecedented. By their nature, golf courses are a source of many potential hazards and annoyances and any reasonable developer would seek to locate their operation away from the general population. Standards developed in the golf industry, such as minimum separation distance to homes, were developed for masterplanned golf communities or where housing developments were built beside an existing golf course. Those standards cannot be imposed on home owners where the opposite situation exists.

**Specific anticipated nuisances and damage which would adversely affect the reasonable enjoyment of our property are as follows:**

- Errant balls causing injury or damage to property and the ever present fear of being struck oneself of having a ball strike a visitor;
- Construction noise and dust;
- Persistent noise from multiple sources such as yelling, balls being hit, lawn mowers, sprinklers, etc. will be present not only throughout the operating hours but also in the early morning or late evening when maintenance is being performed;
- Trespassing along the over 600 m boundary is anticipated given the lack of any separation to the area of play and lack of any physical barrier;
- Security, both personal and for property is a concern;
- Odour from the restaurant
- Diminished property values;
- Increase home insurance costs;
- Groundwater and well contamination from pesticides and fertilizer;
- Crop and garden contamination from pesticides;
- Disruption of groundwater or surface water causing flooding or septic system issues;
- Health hazards such as elevated risk of cancer and Parkinson's Disease have been identified in persons living near or working on golf courses;
- Interference with our means of livelihood due to persistent noise.