



July 23, 2026

VIA EMAIL

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Rural Municipality of North Shore
2120 Rte 25
West Covehead, PE
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Respondent

RE: Appeal #LA26010 – Frances Sheila Gallant v. Rural Municipality of North Shore - PID 421834

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Frances Sheila Gallant against the decision dated June 30, 2026, of the Rural Municipality of North Shore regarding Map Amendment to Bylaw - Updates to the Zoning Map and Future Land Use Map to apply the RES to EC Zones, as attached, and resulting in the rezoning of PID 421834.

In order to ensure this matter proceeds in an orderly and timely manner, the Commission has set the following timelines. *The dates set out below may only be extended by approval of the Commission.*

1. Appeal Record. The Respondent, Rural Municipality of North Shore, is to forward a copy of all information in your file with respect to the above-noted decision to the Commission by **August 18, 2026**, in accordance with the attached [Practice Direction on Appeal Records](#).

On the same date, please file a written response to the Notice of Appeal. The written response may raise issues involving jurisdiction or preliminary matters in addition to a clear, but brief, response to the appeal.

2. Appellant Response. The Appellant is to provide a written submission by **September 1, 2026**. This submission is to:

- Respond to the Appeal Record
 - For example, you may respond to the documents provided by the Respondent and provide your position on why they may support your appeal. You may also request any documents that you note may be missing and
 - Reply to the Submission of the Respondent
 - The Submission from the Rural Municipality of North Shore provides their position with respect to the June 30, 2026, Decision. You have the opportunity to respond to this and provide the reasons why you are appealing this decision and any areas in which you disagree with the Respondent's position
 - Particularize and clarify the grounds of appeal set out in the Notice of Appeal.
 - Based on your review of the Appeal Record you may want to clarify your grounds of appeal.
3. Conference call. Following receipt of the Appellant's written submission, Commission staff will schedule a call with the parties **within two (2) weeks**. The call will address the following:
- Whether the parties interested in mediation. Mediation is a without prejudice process facilitated by Commission staff to give the parties an opportunity to discuss the matters of concern and consider whether a negotiated resolution can be reached on all or some of the issues without the need to attend a public hearing. The Commission will only hold a mediation if all parties voluntarily agree to participate.
 - Preparation for public hearing. The call will also address the steps necessary to proceed to an in-person public hearing before a panel of Commissioners, including:
 - Preliminary issues to be addressed before the hearing;
 - Hearing dates;
 - Filing deadlines;
 - Finalize Appeal Record, if necessary; and
 - Other matters that may be raised by the parties.

Public Hearing

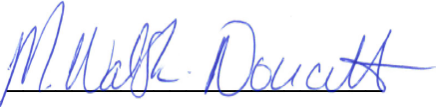
Please be advised that the Commission's appeal process is a public process and all information submitted to the Commission will be shared with all parties and posted to the Commission's website. You can find the docket page for this appeal here: <https://irac.pe.ca/planning/planning/> .

A hearing before the Commission is also public. The Commission's hearing room will be open to the public and the hearing will be streamed over the internet.

Legal Counsel

Parties may, but are not required to, retain legal counsel to assist in the conduct of this appeal. If any party wishes to retain legal counsel, the Commission strongly recommends they do so as soon as possible and advise the Commission. Until a party advises in writing that they have retained counsel, the party will be served with documents.

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.



Michelle Walsh-Doucette
Commission Clerk

Notice of Appeal

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

Reset Form

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 North Shore (name of City, Town or Community) on the 30th day of June, 2026, wherein the Minister/Community Council made a decision to amend the Official Plan, Zoning Map and Land Use Bylaw

(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)
 Also pursuant to Section 3.11 of the Land Use Bylaw and the Official Plan

The Rural Municipality failed to: follow the provisions of the Official Plan and the Planning Act in amending its Official Plan; failed to follow the provisions of the Land Use Bylaw in amending said bylaw, including - but not limited to - the provisions of 3.10, especially 3.10(7); failed to provide adequate notice of the proposed changes; and such other grounds as the appellant may provide and IRAC permits

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)
Quashing of the changes to the Official Plan, Zoning Map and Land Use bylaw.

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

Name(s) of Appellant(s): Frances SHEILA Gallant
 Please Print

Signature(s) of Appellant(s): GEORGE GIBSON, counsel for appellant

Mailing Address: 1519 Rte 6

City/Town: York

Province: PE

Postal Code: C0A 1P0

Email Address: ggibson@heritagelawpei.com

Telephone: 9022183333

Dated this 21st **day of** July, 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.

Community GRAND TRACADIE

Application Type Map Amendment to Bylaw (Rezoning)

Subdivision Type

Address

File Number 2021-E 421834

Nature of Decision Approved

PID 421834

Consolidation PIDs

Decision Date 2026-06-30

Posted Date 2026-07-03

Last Appeal Date 2026-07-22

Application Details Updates to the Zoning Map and Future Land Use Map to apply the RES and EC Zones

Approving Authority Rural Municipality of North Shore

Planning Decision Map





Practice Direction on Appeal Records

The Island Regulatory and Appeals Commission has developed the following Practice Direction to guide parties with respect to the expectation of the Commission regarding the information that is to form the Appeal Record in all appeals before the Commission. The information outlined in this Practice Direction provides general information only. It is not a rule within the meaning of the Commission's [Rules of Practice and Procedure](#). The Commission may vary this Practice Direction where appropriate.

For greater clarity, this Practice Direction applies to all appeals before the Commission except in the case of appeals to the Commission pursuant to the *Residential Tenancy Act*.

Appeal Record

1. The decision-maker responsible for the decision which is the subject of the appeal (the "Decision-Maker") shall file with the Commission, and with any other party, a complete Appeal Record.
2. The Appeal Record is to **contain all documents the Decision-Maker has that are relevant to the appeal**. This includes, but is not limited to, all applications, correspondence, and reports relating to the decision under appeal and a copy of the relevant legislation, regulations and municipal bylaws in force at the material time, including the Official Plan, Municipal Land Use Bylaw, other legislation, or bylaw(s) of a municipality applicable to the decision under appeal.
3. For greater clarity, an Appeal Record generally consists of the following (to the extent they exist):
 - (a) a table of contents;
 - (b) a copy of the application submitted to the Decision-Maker;
 - (c) a copy of the decision under appeal;
 - (d) a copy of any advertisements for any public hearing held relating to the subject of the appeal;
 - (e) a copy of the minutes of any public hearing respecting the subject of the appeal;
 - (f) a copy of the minutes of any council meeting at which the subject of the appeal was discussed, including the minutes of any committee of council at which the subject of the appeal was discussed;
 - (g) a copy of any report, letter, submission, recommendation or other matter respecting the subject of the appeal which was submitted to or was considered by the Decision-Maker, excluding any legal opinion prepared for the Decision-Maker for which privilege is claimed;
 - (h) a copy of all documents and supporting information supplied by the applicant and all correspondence between the applicant and the Decision-Maker relevant to the subject of the appeal;
 - (i) a copy of all internal correspondence of the Decision-Maker relevant to the subject of the appeal, excluding any internal correspondence for which privilege is claimed;
 - (j) a copy of any resolution of the Decision-Maker with respect to the decision that is the subject of the appeal;

- (k) a copy of the publication of the notice of the decision;
 - (l) a copy of the written notice which was sent to the Applicant; and
 - (m) any other documents the Decision-Maker has that are relevant to the appeal.
4. Where the Decision-Maker has audio or video recordings of meetings in which the decision subject to appeal was discussed or considered (e.g. public meetings, committee meetings, and council meetings) the Commission expects that verbatim minutes of those meetings be provided.
 5. Where a Decision-Maker claims privilege over documents in accordance with 3(g) or 3(i), they are required to list and describe all documents for which privilege is claimed and the grounds for the claim.
 6. These documents shall be provided in an electronic format to the Commission and any other party.
 7. Prior to a hearing, the Commission may require up to four (4) hard copies of the Appeal Book. Please contact Commission Staff for direction on whether hard copies are required.
 8. Other parties may make a request in writing (email is sufficient) to the solicitor or representative of the Decision-Maker.
 9. In the event of a dispute between parties about the contents of the Appeal Record, the Commission may require a representative of the Decision-Maker to certify the completeness of the Appeal Record.

Commission's Discretion

10. The Commission may vary this Practice Direction where appropriate.
11. The Commission retains the sole discretion to determine what is considered relevant in any given appeal matter.
12. The Commission is not bound by the formal rules of evidence and may receive all evidence it deems relevant, even though such evidence may not be admissible in a court of law.
13. The parties will have the opportunity to argue as to the appropriate weight the Commission ought to afford to the evidence at an appeal hearing.
14. In accordance with Rule 46 of the Commission's Rules of Practice and Procedure, the Commission may request parties to file any further information, material or documents, in addition to the Appeal Book that the Commission considers necessary for a complete understanding of an issue in a hearing.