



September 1, 2026

VIA EMAIL

natashakellypei@gmail.com; jameskellypei@gmail.com

Natasha Kelly and James Kelly
26822 Rte 2
Summerside, PE
C1N 4J8
Appellants

emlloyd@gov.pe.ca

Eugene Lloyd, Manager, Development Control
Department of Housing, Land & Communities
31 Gordon Drive
Charlottetown, PE C1A 6B8
Respondent

RE: Appeal #LA26014– Natasha Kelly and James Kelly v. Minister of Land and Environment

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Natasha Kelly and James Kelly against the August 24, 2026, decision to deny the application to change the use of PID 924365 (Lot 03-2, Sub. Plan 20959) from Wood Lot Use only to Residential (Single Unit Dwelling) Use, located on the Allen Road in Southwest Lot 16.

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 Minister of Land and Environment is to forward a copy of all information in your file with respect to the above-noted decision to the Commission by September 29, 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 October 13, 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 Minister of Land and Environment
 - The Submission from the Minister provides their position with respect to the August 24, 2026, decision to deny the application to change the use of PID 924365. 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 Minister'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

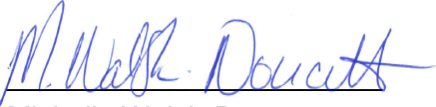
Please be advised that the Commission's appeal process is a public process and all information submitted to the Commission will be shared with all parties and posted to the Commission's website. You can find the docket page for this appeal here: <https://irac.pe.ca/planning/planning/>.

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