

# 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 Wild Harbour (name of City, Town or Community) on the 17th day of September, 2026, wherein the Minister/Community Council made a decision to not allow subdivision of property # 422 386

(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)

Property # 422 386 is surrounded by subdivisions similar to what has been proposed for property # 422 386 so not sure what makes #422386 different.

**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 to proceed with the proposed subdivision into four new pids.

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

Name(s) of Appellant(s): Tony Sauer Signature(s) of Appellant(s): Tony Sauer  
Please Print

Mailing Address: 39 Battery Point Dr. City/Town: Stratford

Province: PEI Postal Code: C1B 2K7

Email Address: tony.sauere@scotiawealth.com Telephone: 902 314 8302

Dated this 7th day of October, 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.



Land and  
Environment

Terres et  
Environnement



31 Gordon Drive  
P.O. Box 2000, Charlottetown  
Prince Edward Island  
Canada C1A 7N8

31, promenade Gordon  
C.P. 2000, Charlottetown  
Île-du-Prince-Édouard  
Canada C1A 7N8

September 17, 2026

Mr. & Mrs. Tony Sauer  
39 Battery Point Road  
Stratford, PEI  
C1B 2K7



Dear Mr. & Ms. Sauer:

**Re: Case# 57244 – Subdividing for four lots- Property # 422386- Wildcat – Road - Wild Harbour**

The Department of Land and Environment has completed evaluation of your application requesting permission to subdivide four lots from property # 422386 in the community of Wild Harbour.

The Department of Transportation, Infrastructure and Energy has advised that the Wildcat Road is classified as a Seasonal Class 2 Highway and further subdivision of lots along it is not permitted pursuant to Section 33(2) of the Roads Act Highway Access Regulations. Therefore, we have no alternative but to deny your application pursuant to Subsection 3(4) and 5(d) of the Planning Act Subdivision and Development Regulations. Section 3(4) states: Notwithstanding any other provisions of these regulations, no development permit shall be issued in respect of a development involving the change of use of an entrance way or the creation of an entrance way to any highway where an entrance way permit is required unless an entrance way permit has first been granted by the Minister of Transportation and Public Works; and, Section 5(d) which states: No approval shall be given pursuant to these regulations until the following permits or approvals have been obtained as appropriate (d) where pursuant to the Roads Act, and entrance way permit or approval is required, the required permit or approval has been obtained

We regret any inconvenience caused by this decision. However; if you feel you have adequate grounds, you may appeal to the Island Regulatory and Appeals Commission. P.O. Box 577, Charlottetown, PEI, C1A 7L1. Also, should you wish to appeal, your request for a hearing must be submitted within 21 days of the date of this letter or the Commission is under no obligation to hear your appeal.

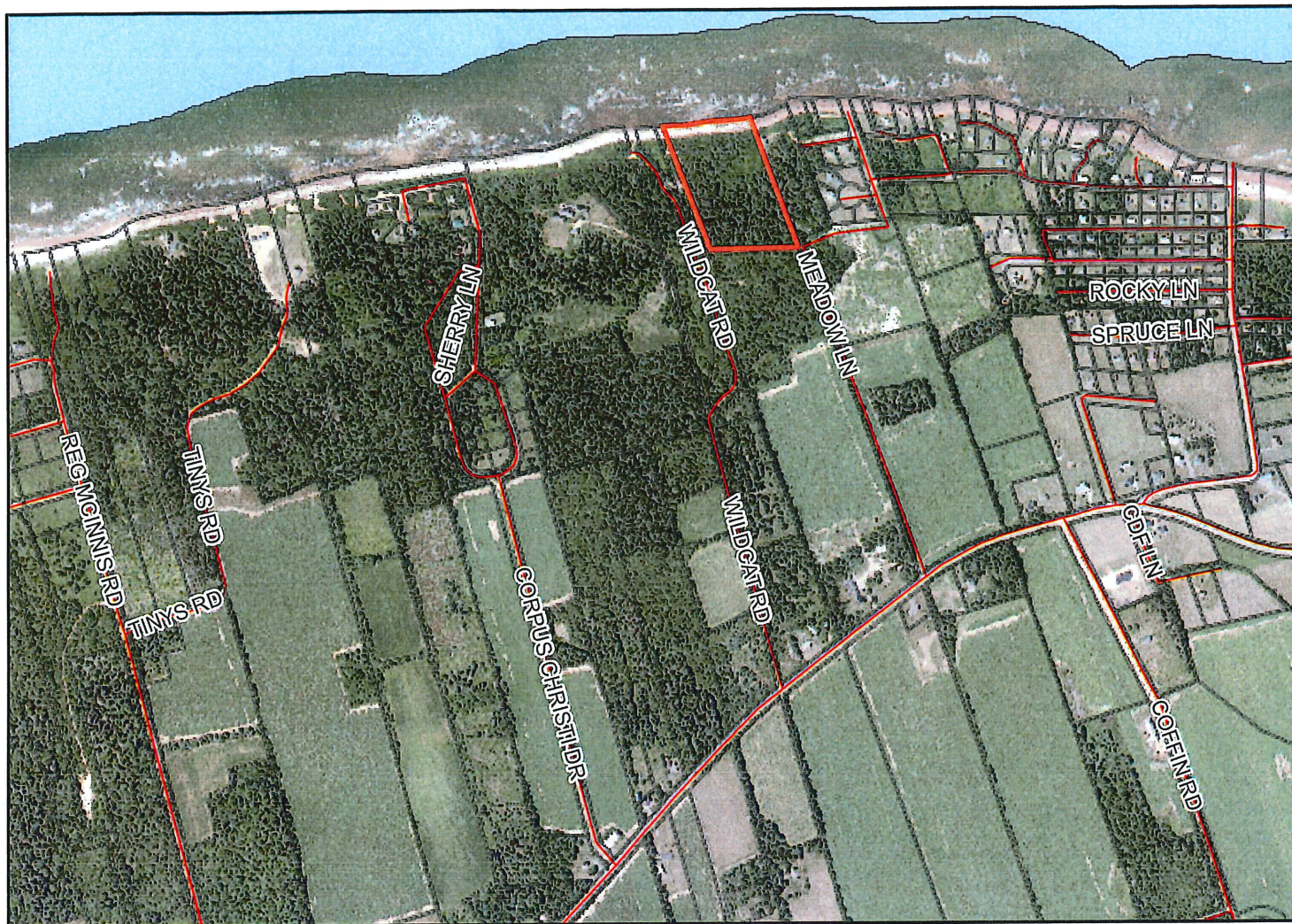
Sincerely yours,

Gerald McMillan  
Property Development Officer  
31 Gordon Dr.  
Charlottetown, PEI  
C1A 6B8

CC: Brett Wallace

Department of Transportation Infrastructure & Energy

# PROPERTY INFORMATION



CREATED ON 2024-09-14 9:53 PM

**PARCEL NUMBER**

422386

**SCALE**

1:12,339

**ACREAGE**

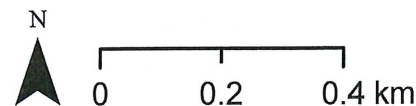
9.5

**OWNER**

IAN GALLOWAY

**ADDRESS**

SAVAGE HARBOUR



**DISCLAIMER:** Care has been taken to provide high quality information from the data available to the Department. However, the user is cautioned that data may have been obtained from third party sources and it may be incomplete or inaccurate. Conditions may also have changed since the collection of the data.

**GOVERNMENT OF PRINCE EDWARD ISLAND  
DEPARTMENT OF FINANCE  
TAXATION AND PROPERTY RECORDS DIVISION**

95 Rochford Street  
1st Floor Shaw Building - South  
Charlottetown, PE C1A 7N8

Office: (902) 368-4070  
Fax: (902) 368-6164  
taxandland@gov.pe.ca

+

-



42134

196

463323

WILDCAT RD

422386

488510

905646

905653

421321

421321

22

18

6

134

OCEANVIEW LN

910646

910661

889022

888081

923045

12

GEORGE ST

923052

15

4

925412

923060

923037

MEADOW LN

MEADOW LN

60 m

300 ft

