



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 Province of PEI (name of City, Town or Community) on the 21 day of December, 2023, wherein the Minister/Community Council made a decision to approve a development permit in File Number M-2023-0244 and grant subdivision approval in File Number 56871, both approvals relating to property number 148205 located at 1607 Mount Stewart Road, Rte 22, PEI (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)
The Province of PEI failed to follow proper process, as set out in the Planning Act, the Roads Act and the law in general including the duty of procedural fairness; and the Province of PEI failed to issue a decision which accords with sound planning principles in the field of land use planning, including ensuring provisions regarding subdivision approval and access to collector highways were followed.

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)
The Commission quash the approval of the Development Permit in File M-2023-0244 and the Subdivision Approval in File Number 56871.

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

Name(s) of Appellant(s): Crystal Birt Signature(s) of Appellant(s): Crystal Birt
Please Print

Mailing Address: 1607 Mt Stewart Rd City/Town: Mt Stewart
Province: PE Postal Code: C0A 1T0

Email Address: crystal.birt@icloud.com Telephone: 902-330-4443

Dated this 12 day of Jan, 2024.
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.

PEI Planning Decisions

This feature contains land use planning decisions for the communities and municipalities under provincial planning authority and municipalities with local land use planning responsibility. Search for the status of a decision and other details about subdivision, development permits or recently approved municipal bylaw amendments, including rezonings.

To search the full directory, select All under Application Type and leave remaining fields blank.

The following municipalities are not covered by this site:

- City of Charlottetown
- City of Summerside
- Town of Cornwall
- Town of Stratford
- Town of Three Rivers

For municipal contact information search the Municipal Directory

This feature contains records dating back to December of 2022. For older records, please reach out to your municipality using the municipal directory above or by contacting Provincial Planning at 902-368-5590.

| | |
|---------------------|--------------------------------------|
| Community | PISQUID EAST |
| Application Type | Development Permits |
| Address | 1607 MOUNT STEWART RD - RTE 22 |
| File Number | M-2023-0244 |
| Nature of Decision | Approved |
| PID | 148205 |
| Consolidation PIDs | |
| Decision Date | 2023-12-21 |
| Posted Date | 2023-12-21 |
| Last Appeal Date | 2024-01-12 |
| Application Details | Residential, Residential (Mini Home) |
| Approving Authority | Province of PEI |



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| | |
|-------------------------|--------------------------------|
| Community | PISQUID EAST |
| Application Type | Subdivision |
| Address | 1607 MOUNT STEWART RD - RTE 22 |
| File Number | 56871 |
| Nature of Decision | Approved |
| PID | 148205 |
| Consolidation PIDs | |
| Decision Date | 2023-12-21 |
| Posted Date | 2023-12-27 |
| Last Appeal Date | 2024-01-12 |
| Application Details | Residential Single |
| Approved Number of Lots | 1 |
| Approving Authority | Province of PEI |

