

RECEIVED: January 22, 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.irc.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 _____ (name of City, Town or Community) on the _____ day of _____, _____, wherein the Minister/Community Council made a decision to _____

(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)

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)

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

Name(s) of Appellant(s): _____ Signature(s) of Appellant(s):  _____
 Please Print

Mailing Address: _____ City/Town: _____

Province: _____ Postal Code: _____

Email Address: _____ Telephone: _____

Dated this _____ **day of** _____, _____
 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@irc.pe.ca.



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31 Gordon Drive
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Housing, Land
and Communities

Logement, Terres
et Communautés



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

January 9, 2026

Tracy Belsher
Sassy Lassie Designs & Vintage
21952 Trans-Canada Highway
North Tryon, PE C0B 1A0

Dear Mrs. Belsher:

Subject: Application to establish a Commercial (vintage store) use on an existing Residential (single-unit) dwelling use lot.
Property ID #: 215517
Property Location: Trans-Canada Highway, North Tryon, Prince County
Our File References: CU-2025-031

The Department of Housing, Land and Communities has reviewed your application to establish a Commercial (vintage store) use on an existing Residential (single-unit) dwelling use lot application received on July 14th, 2025, Property #215517, located in North Tryon.

A. The Application

Change of Use: The Subject Property is currently used for Residential (single-unit) dwelling use. The application was submitted to change the use of the parcel to Residential/Commercial with access off the Trans-Canada Highway.

B. Decision

The Subject Property is within a geographic area where land use and development is not regulated by a local official plan or zoning by-law. Therefore, the Subject Property falls within the jurisdiction of this Department. Land use and development are regulated by the *Planning Act* Subdivision and Development Regulations and other provincial laws and regulations.

Pursuant to clause 6(c) of the *Planning Act* and subsections 3.(1)(a), 5.(d) and 25.(2) of the *Planning Act* Subdivision and Development Regulations, the above noted application is Denied. The reasons for this decision are explained in detail below.

C. Reasons

The *Planning Act* Subdivision and Development Regulations provide provisions for the subdivision of land under Section 12 of the *Planning Act* Subdivision and Development Regulations. As well, Section 25 of those Regulations provide provisions for the access requirements for new, proposed lots. Property # 215517 is a 0.76-acre Residential use lot. It has been determined from the Department of Transportation, Infrastructure that this parcel cannot have legal access to the proposed use. Therefore, we have no choice but to deny the application at this time. ~~You may contact that Department to discuss and obtain more details at 902-368-5006.~~ Please refer to the *Planning Act* Subdivision and Development Regulations sections 3.(1)(a), 5.(d) and 25.(2).

***Planning Act* Subdivision and Development Regulations**

3.(1) No person shall be permitted to subdivide land where the proposed subdivision would
(a) not conform to these regulations or any other regulations made pursuant to the Act;

5. 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*, an entrance way permit or approval is required, the required permit or approval has been obtained;

25.(2) No person shall subdivide a parcel of land that abuts, and requires access to, an arterial highway unless an entrance way permit, where required, has been issued by the Minister responsible for the *Roads Act* Highway Access Regulations.

D. Right of Appeal

Notice of this decision will be posted on the PEI Planning Decisions website. We suggest typing "PEI Planning Decisions" into your internet search engine to link to the website.

Please be advised that pursuant to section 28 of the *Planning Act*, this decision may be **appealed to the Island Regulatory & Appeals Commission ("IRAC") (PO Box 577, Charlottetown, PE, C1A 7L1: <http://www.irac.pe.ca>). An appeal must be filed within 21 days after the date of this letter or the Commission is under no obligation to hear the appeal. For more information about appeals, please contact IRAC.**

If you have any questions in regards to this decision, contact me at (902) 569-0573 or smacvarish@gov.pe.ca.

Sincerely,



Sarah MacVarish
Senior Development Officer