LA26016

PRINCE EDWARD ISLAND
Regulatory & Appeals Commission
Commission de réglementation et d'appels
ÎLE-DU-PRINCE-ÉDOUARD
RECEIVED: October 26, 2026

From: Justin F
To: Michelle Walsh-Doucette
Subject: Re: Shady Acres
Date: Monday, October 26, 2026 10:43:01 AM
Attachments: image001.png
IMG_5351.png
IMG_5350.png
IMG_5348.png
IMG_5352.png
IMG_5351.png
IMG_5348.png
IMG_5350.png

Blank appeal form attached

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 P.E.I./IRAC on the 16th day of October, 2026, wherein the Minister/Community Council made a decision to:

approve a Residential Development Permit (File Number: C-2026-0305) for PID 1140177 on Shady Acres Dr.

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:

The approval of this development permit on Shady Acres Drive fails to address ongoing private road maintenance accountability and the equitable collection of annual road maintenance fees. Allowing further residential development without resolving these infrastructure burdens with the developer prejudices existing residents. Furthermore, the approved development may conflict with the subdivision's established restrictive covenants.

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the Planning Act, I/we seek the following relief:

I request that the Commission quash the October 16, 2026 decision approving the residential development permit for PID 1140177. Alternatively, I seek a stay on the permit until binding commitments regarding road maintenance accountability and compliance with subdivision restrictive covenants are legally established.

Justin Faul
50 Shady Acres Drive
Brackley Beach, PE, C1E 2X4
Signed October 26,2026



Justin

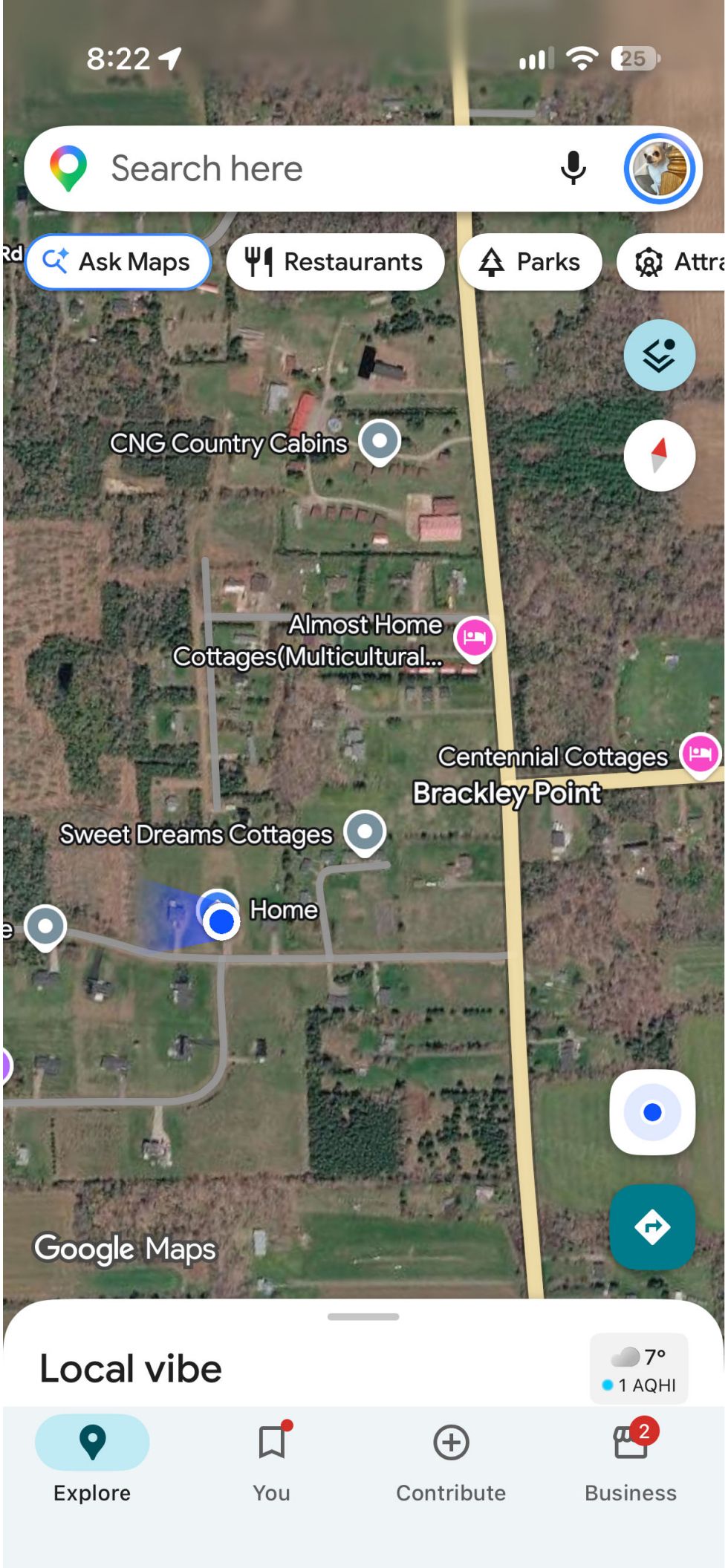
On Mon, Oct 26, 2026 at 10:29 AM Michelle Walsh-Doucette <mwalshdoucette@irac.pe.ca> wrote:

> You can attach a screen shot of the notice which is posted on the Province's web site.
>
> PRINCE EDWARD ISLAND
> Regulatory & Appeals Commission
> Commission de réglementation et d'appels
> ÎLE-DU-PRINCE-ÉDOUARD
>
> **Michelle Walsh-Doucette** (she/her)
>
> Commission Clerk

8:07
27
princeedwardisland.ca
Prince Edward Island CANADA

Community	BRACKLEY BEACH
Application Type	Development Permits
Subdivision Type	
Address	SHADY ACRES DR
File Number	C-2026-0305
Nature of Decision	Approved
PID	1140177
Consolidation PIDs	
Decision Date	2026-10-16
Posted Date	2026-10-08
Last Appeal Date	2026-11-07
Application Details	Residential, Residential (Other/Misc.)

Feedback


8:22
Search here
Ask Maps
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Parks
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CNG Country Cabins
Almost Home
Cottages(Multicultural...
Centennial Cottages
Brackley Point
Sweet Dreams Cottages
Home
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2

ONLINE SERVICES

PEI Planning Decisions

Published date: September 22, 2022

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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

If you're having trouble using the PEI Planning Decisions Map, see the Interactive Maps Guide page.

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.

After you select Search, the results will appear at the bottom of this page.

Property ID Number

Consolidated Property ID Number

Community

BRACKLEY BEACH

Planning Authority

- None -

Application Type

All

Address

Appeal Date From

Jul 1, 2026

Appeal Date To

Nov 22, 2026

Search

Community	BRACKLEY BEACH
Application Type	Development Permits
Subdivision Type	
Address	SHADY ACRES DR
File Number	C-2026-0305
Nature of Decision	Approved
PID	1140177
Consolidation PIDs	
Decision Date	2026-10-16
Posted Date	2026-10-08
Last Appeal Date	2026-11-07
Application Details	Residential, Residential (Other/Misc.)
Approving Authority	Province of PEI

Planning Decision Map



How did we do? Give us your feedback on this service

Appeals to IRAC must be filed within 21 days of the decision in question. The calculation of the days included in the 21-day appeal period will be made in accordance with section 23 of the "Interpretation Act" and it is recommended that you contact IRAC to obtain confirmation of the last day of the appeal period.

Additional Links

- Building and Development in PEI
- Home Energy Assessments
- Energy Efficiency Loan Program
- Climate Hazard and Risk Information System (CHRIS)
- Subdivision of Land
- Affordable Housing Development Program

General Inquiries

Land Division

J. Elmer Blanchard Building
31 Gordon Drive
PO Box 2000
Charlottetown, PE C1A 7N8

Phone: 902-368-5590
Fax: 902-368-5526

development@gov.pe.ca

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8:05
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Consolidation PIDs	
Decision Date	2026-10-16
Posted Date	2026-10-08
Last Appeal Date	2026-11-07
Application Details	Residential, Residential (Other/Misc.)
Approving Authority	Province of PEI

Planning Decision Map



Feedback