### **Notice of Appeal**

(Pursuant to Section 28 of the *Planning Act*)

RECEIVED	
AUG 0 5 2025	
The Island Regulatory	
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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 CharloHetown (name of City, Town or Community) on the 15 day of July, 2025, wherein the Minister/Community Council made a decision to 15sue a Development Permit (#214-Bib) For Site Mobilization and Construction Hoarding for new Apartment Building located at 15 Haviland St. (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)  To BE HELD IN ABEYANCE Until a decision is reached by the City on a Reconsideration Request for this matter submitted August 5, 2025. The Cityfailed to follow the process set out in its bylaws including the duty of procedural fairness and failed to make a decision in accordance with Sound planning principles. (For details, see attached). Such further and other grounds that may be revealed upon examination of the CityRecord once provide 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 Appellant requests that the Commission allow this appeal and guash the Issuance of the Development Permit (# 214-BLD-25) for Site Mobilization and Construction Hoarding  EACH APPELLANT MUST COMPLETE THE FOLLOWING: (print separate sheets as necessary)
Name(s) of Appellant(s):    Signature(s) of Appellant(s):   Caldus
Mailing Address: B2-13 Haviland ST:  Province:  PEI  Postal Code: C1A 357  Email Address: aalders louise agmail com  Postad this 5  According Address: According Agency According Accordin
Dated this 5 day of August , 2025 .  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.

#### Appeal L. Aalders - Supplemental

With regard to Development Permit for Site Mobilization and Construction Hoarding (214-BLD-25) approved on July 15,2025 by the City of Charlottetown.

In accordance with the provisions of Section 28.(5) of the Planning Act, the grounds of the Appeal are as follows:

- The proposed Development poses a potential hazard to area citizens and visitors to our boardwalk and aquatic life, per Sections 3.3.9 (d) and 3.3.9 (e) of the Zoning and Development Bylaw.
- The permit does not conform to 3.3.9 (a) as the proposed development does not conform to Sections 34.3.3, 34.3.4, 34.3.7, 46.11.4 and 46.11.7 of the Zoning and Development Bylaw.



Permit #	214-BLD-25
	25-786
File # PID # Zone	The second second
Zone	

Mailing Address P.O Box 98, 70 Kent Street, Charlottetown, PE, C1A 1M9
Contact information Phone 902-629-4158 | Fax 902-629-4156 | planning a charlottetown ca | www.charlottetown.ca

### DEVELOPMENT PERMIT

## POST THIS IN A CONSPICUOUS LOCATION DURING CONSTRUCTION

This document certifies that Pan American Properties Inc of PO Box 2859, Charlottetown, PE CIA 8C4 has a Permit to Site Mobilization and Construction Hearding for New Apartment Building at the location of 15 Haviland St.

Approved Plans Informatio	n	
Drawing No.:	Prepared by:	Submittal Date:
	Charles and the Control of the Contr	BOOK PROPERTY OF THE PERSON NAMED IN COLUMN 1

Provided that the person accepting this permit shall in every respect conform to the City of Charlottetown Zoning & Development Bylaw, The Building Code Bylaw, and any other provisions set by the City of Charlottetown.

Any violation of the terms or conditions listed below may be deemed cause for revocation of this permit.

Zoning & Development     The developer is responsible to repair any damaged sidewalk or asphalt caused by the demolition to the satisfaction of the Public Work Manager.  All debris and dirt shall be removed from the Public Right-of-Way prior to the complet site mobilization and site preparation work. Any when the site to be hauled as disposed of must be brought to a Provincially approved site.  Development  The Permit for site mobilization work shall be valid for sixty (60) calendar days.  The proposed site trailer shall be located on the subject property as per the Site Plan preparation work shall be removed as the state Plan preparation work shall be proposed as the state Plan preparation work shall be proposed as the state Plan preparation work shall be located on the subject property as per the Site Plan preparation work shall be proposed as the state Plan preparation work shall surface water remost associated with the mobilization preparation work shall surface water remost associated with the mobilization on site.	6883	Division	Condition
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site mobilization and site preparation work. Any materials from the site to be hauled as:  3. Zoning & Development  The Permit for site mobilization as Provincially approved site.  Zoning & Development  The proposed site trailer shall be located on the unbited promptly as per the Site Plan proposed.	2	Zoning & Development	The state of the same of the Posts of the Po
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* Zoning & Development The proposed site trailer shall be located on the subject property as per the Sate Plan pro-	1	Zoning & Development	the Person of most be brought to a Provincially approved site.
5. Zoning & Development The APM and date June 12, 2025.		Zoning & Development	The proposed site trailer shall be leasted for sixty (60) calendar sixty.
		Zoning & Development	by APM and date June 12, 2025.
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O. I. Continue B. D	6.	Zoning & Development	the nearest point of reception for the municipal storm system.  All drainage and flow of water is directed to either the natural watercourse or to Haviland

Development Officer:

David Gundrum

Approved By

A be directed to any adjacent or abutting properties

Date: 2025-07-15

Name

Signature

THIS IS NOT AN "OCCUPANCY PERMIT"

# 1952



Water Street curves into Dundas Esplanade and there is an extension to the shore. The Connolly Wharves seen in the 1917 maps have been filled in (barrack buildings on the site?)

# ~1968



New Nurse's Residence for the Catholic Hospital is in left foreground with rest of hospital buildings behind. Sacred Heart Home has been built (centre) and Armoury building is in place. Dundas Esplanade is gone. The waterfront between the Nurse's Residence and old wharves has been filled in.