



Notice of Appeal

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

Reset Form

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 Summerside (name of City, Town or Community) on the 21st day of November, 2022, wherein the Minister/Community Council made a decision to pass resolution COS 22-127

(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)

see attached document

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)

We are requesting that the zoning application to allow a men's shelter be denied and a more suitable location be chosen.

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

Name(s) of Appellant(s): MaryAnne McNulty Signature(s) of Appellant(s): [Signature]

Please Print

Mailing Address: 98 Summer St City/Town: Summerside

Province: PE Postal Code: C1N3J2

Email Address: maryanne.mcnulty8@gmail.com Telephone: 905-467-1265

Dated this 8 day of 12, 2022
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.

Grounds for Appeal of Resolution COS 22-127

Section 5.7 of the zoning bylaw asks council to consider the following points shown in italics...

1. *Suitability for the site of the proposed development.*

We and the residents of ward 6 feel strongly that the downtown Historic area, in a tourism dependent city is no place for a men's low threshold shelter.

2. *Compatibility of proposed development with surrounding land use.*

The surrounding area is currently historic core, tourism area, and residential. I purchased the Summerside Inn in 2017 after evaluating the business and the existing zoning which allowed a group home immediately adjacent my property. This has caused no problems. I would not have purchased it with a men's shelter 40 feet away.

3. *Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally.*

The historic/tourism district has the highest walk score in Summerside. This facility with the anticipated gathering or worse loitering throughout the day will repel tourists, children and seniors.

4. *Compatibility of the development with environmental, scenic and heritage resources.*

This facility does not in any way fit in with the scenic or heritage resources in ward 6. I purchased this business based on a set of conditions which a men's low threshold shelter would irreparably damage. The neighbourhood will suffer, and my business along with other historic area businesses will suffer. It is unfair that such a change could be enacted years after I purchased the property and cause such long term harm.

5. I have consulted with my realtor Mike Poczynek to obtain a property appraisal and he informs me I can expect a reduction of up to 25% of the value of my property with a shelter next door.

A neighbour on Winter St has listed her property for sale. Two neighbours in a triplex across the street with young children are giving notice. A lady new to Summerside declined to rent an apartment at the corner of Winter and Central. The list goes on, and I will be happy to provide you names and addresses on request so that you may speak directly with them.