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The Island Regulatory
and Appeals Commission

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 Three Rivers (name of City, Town or Community) on the 27th day of MAY, 2025, wherein the

Minister/Community Council made a decision to Approve Development Permit 46.25.DEP Robertson Rd. Brudenell, PID 199026 - A 2 Storey, 40 Unit Apartment Complex Comprised of Two 16 Unit Blocks and one 8 Unit Block etc. (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)
No Comprehensive Review of this Project was done by the Dept of Environment despite the fact it borders on Gibsons Creek Watershed and also a legal endenture is attached to the property deed which states that approx. a third of the property is impacted by petroleum hydrocarbons that shall not be disturbed without strict environmental guidelines in place.

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 call for a comprehensive review of this project by the Dept. of Environment in order to (A) Protect the private wells in the area, (B) to protect the Gibsons Creek Watershed, and (C) to ensure that a professional and experienced company is hired and is on-site to deal with the threat of petroleum hydrocarbons in order to comply with the legal endenture.

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

Name(s) of Appellant(s): D. BLAIR SORREY
Please Print

Signature(s) of Appellant(s): D. Blair Sorrey

Mailing Address: 1988 ROBERTSON RD. RTE 319

City/Town: BRUDENELL

Province: P.E.I.

Postal Code: COA IR 0

Email Address: DB.SORREY@BELLALIAN7.NET

Telephone: 902-969-1986

Dated this 15 day of June, 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

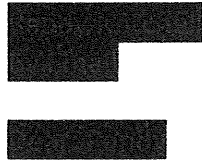
Information on this Form is collected pursuant to the *Planning Act* and will be used by the Commission in processing this appeal. For additional information, contact the Commission at 902-892-3501 or by email at info@irac.pe.ca.



DEVELOPMENT PERMIT

Three Rivers Official Plan and Development Bylaw 2023-2038

May 27, 2025



Re: 2-storey, 40-unit residential development comprised of two 16-unit buildings and one 8-unit building together with associated landscaping, refuse area, 600 sq.ft storage building, parking, and drainage works at Robertson Rd. Brudenell, PID 199026.

Development Permit/Application Number: 46.25.DEP

I am pleased to issue this development permit pursuant to the above approved application, which was reviewed and determined to comply with the requirements of the Three Rivers Official Plan and Development Bylaw.

This permit is valid for 12 months from the date of issue and all work shall be undertaken in accordance with the submitted plans. The approved development may be subject to additional conditions, which will be appended to this permit if required. Prior to commencing the approved development, please note that the Island Regulatory and Appeals Commission (IRAC) mandates a 21-day appeal period for third party challenges to a permit approval. Applicants are therefore advised to allow for this time period to elapse before commencing the approved development.

Applicants are responsible for obtaining any additional consent required by applicable municipal bylaws or other legislative Acts, including provincial submissions required by the Building Codes Act and Regulations. If you have any questions regarding this permit or wish to discuss an amendment to the approved development, please contact myself at 902-361-2296 or by email at lkenebel@threeriverspei.com

Lee Kenebel

Planning & Development Officer, Town of Three Rivers

TOWN OF THREE RIVERS PLANNING DEPARTMENT

DEVELOPMENT PERMIT: Issued May 27, 2025

UNDER THE AUTHORITY OF:

Three Rivers Official Plan and Development Bylaw 2023-2038

Development Permit Number: 46.25.DEP

Description of development: proposed 2-storey, 40-unit residential development comprised of two 16-unit buildings and one 8-unit building together with associated landscaping, refuse area, 600 sq.ft storage building, parking, and drainage works at Robertson Rd. Brudenell.

Property Number (PID): 199026

The applicant is responsible for undertaking the development in compliance with the Three Rivers Official Plan and Development Bylaw and in accordance with the application and any plans submitted and approved for the development, and in compliance with any specific or additional conditions as described hereon:

1. This permit is valid for 12 Months from the date of issue.
2. Any proposed changes or revisions to the approved plans must be submitted to the Development Officer for approval.
3. Prior to construction a drainage and erosion control plan, prepared by a relevant professional) shall be submitted to the Development Officer for approval. The plan shall include all locations of all silt fencing, silt dams, sediment traps and all other proposed means of erosion controls marked on an appropriate plan.
4. The applicant is required to obtain an entrance (culvert) permit from the Department of Transportation, Infrastructure and Energy.
5. A master servicing plan shall be provided to the Montague Water & Sewer Collection and Treatment Corporation for review and approval, prior to the commencement of development.
6. The applicant is required to consult the Department of Environment, Energy and Climate Action (DEECA) to confirm the final location of the Buffer Zone and prior to any site works.
7. A landscaping plan showing the proposed fencing together with retained natural features (tree/vegetation) shall be submitted to the Development Officer for approval prior to any site clearance.
8. The following constitutes the approved plans:
 - Development permit application form dated, April 15, 2025
 - A100 Main Floor Plan Submitted 13 May 2025

- A101 Second Floor Plan Submitted 13 May 2025
- A200 16-unit exterior elevations Submitted 13 May 2025
- A300 16-unit Building Section Submitted 13 May 2025
- C100, Site Plan Dated 12 May 2025
- Storage Shed Dated 15 April 2025
- Storm Water Assessment Dated 4 April 2025
- A200, 8-Unit Exterior Elevations Submitted 15 April 2025
- C200, Building elevations (construction section details) Submitted 15 April 2025
- C101, Building elevations (construction section details) Submitted 15 April 2025

*Please note: As of March 31, 2020, all construction projects, unless exempt under the Building Codes Act Regulations, are required to receive a building permit from the Provincial Government of Prince Edward Island before commencing construction. It is the responsibility of the applicant to ensure they are in possession of any required permits, including but not limited to any approvals required as a precondition to this permit.

Lee Kenebel



Planning & Development Officer, Town of Three Rivers