



June 19, 2025

VIA EMAIL

dbSORREY@bellaliant.net

D. Blair Sorrey
1988 Robertson Road, Rte. 319
Brudenell, PE
C0A 1R0
Appellant

lkenebel@threeriverspei.com

Town of Three Rivers
172 Fraser Street, PO Box 546
Montague, PE
C0A 1R0
Respondent

info@acredevelopmentcorp.ca

ACRE Development Corp
148 Shaws Ln
Brudenell, PE
C0A 1R0
Developer

RE: Appeal #LA25005 – D. Blair Sorrey v. Town of Three Rivers

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from D. Blair Sorrey against the May 27, 2025, decision of the [Town of Three Rivers](#) to issue a Development Permit for development of a 2-storey 40-unit residential development comprised of two 16-unit buildings and one 8-unit building (the “Development”). A copy of the Notice of Appeal is attached. All parties involved will receive copies of submissions made by another party.

Information for the Appellant

On a review of your Notice of Appeal, it seems the grounds of appeal and relief sought relate solely to a request for a review of the Development by the Prince Edward Island Department of Environment, Energy and Climate Action. The Notice of Appeal does not, on its face, disclose any grounds based in planning principles, or the Town’s Official Plan and/or Development Bylaw.

The Commission is a statutory tribunal, meaning its powers and jurisdiction are defined by specific law(s). In the context of an appeal pursuant to the *Planning Act*, the Commission’s authority is generally limited to matters based in planning principles, or with respect to a

Municipality's administration of their Official Plan and/or Development Bylaw in making land-use planning related decisions. **Therefore, the Commission requests that you provide further particulars of your grounds of appeal and relief sought, and clarify how they fall within the Commission's statutory authority to hear and decide appeals under the *Planning Act*.**

We invite your submissions on this point on or before **July 3, 2025**. All parties involved will receive copies of these submissions.

Information for the Respondent

The Town of Three Rivers may raise issues and provide reply submissions regarding jurisdiction or preliminary matters on or before **July 17, 2025**. All parties involved will receive copies of these submissions.

Please note that, at this time, we are not requesting a copy of the Town's Appeal Record with respect to this matter. However, we request that you preserve all file information regarding this matter in the event an Appeal Record is requested in the future.

Information for the Developer

You may raise issues and provide reply submissions regarding jurisdiction or preliminary matters on or before **July 17, 2025**. All parties involved will receive copies of these submissions.

Any construction or expenses, with regard to this proposal, incurred by the developer/owner after this date will be at their peril.

IMPORTANT NOTE: Any questions or concerns can be directed to Michelle Walsh-Doucette by telephone at 902-892-3501 or email at mwalshdoucette@irac.pe.ca .



Michelle Walsh-Doucette
Commission Clerk

Enclosure