

June 23, 2025

Michelle Walsh - Doucette

IRAC, Charlottetown.

Greetings, with regard to your request for additional information I would like to submit the following:

(A) Three Rivers failed to enforce their own bylaws. Specifically, 5.22. **Watercourse Separation Distance** 1) Where a development is proposed adjacent to a waterbody, watercourse, or wetland, the development shall obtain all necessary permits under the Environmental Protection Act R.S.P.E.I. 1988, E-9 as a precondition of approval.

This did not happen. I spoke to Hannah Jenkins with the department of environment and she said they never even looked at this property until June 2025 which is well after Council voted to approve the application.

(B) Three Rivers failed to follow the scope of their bylaws. Specifically, 1.2. 1) a) The purpose of the Development Bylaw is to establish: Regulations with respect to planning and land use matters affecting the **general welfare, health, safety** and convenience of persons in the Town of Three Rivers.

Council aided and abetted the false narrative created by the land owner that this property was never contaminated even though a legal indenture and map attached to the deed says that it is. By doing so, council has placed many private wells in jeopardy that are just a few hundred yards away, as well as endangering the Gibsons Creek watershed. This is an **existential threat** to the health and safety of the residents of the Robertson Road. Council was so giddy to approve this development that they refused to listen to public warnings and chose to believe the land owner who stood to gain financially from selling the land. Council also helped perpetuate in public meetings the false narrative that the department of environment was “involved” with the whole application process and had no issues with it.

(C) Councillor Martina MacDonald is currently being investigated by the town’s legal arm as to whether she was in a conflict of interest in voting on this file given she has close ties to both the land owner and the contractor. The Town of Three Rivers is quickly gaining a reputation for its nepotism, patronage, and unwillingness to listen to the concerns of its citizens. This is just another example of that.

D Blair Sorrey
Brudenell 902-969-1986

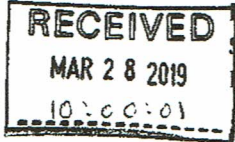
THIS INDENTURE

Made the 20th day of March, in the year of our Lord Two Thousand and Nineteen (2019).

IN PURSUANCE OF THE ENACTMENTS RESPECTING SHORT FORMS OF INDENTURES

BETWEEN:

MARY MacLEOD of Canning R.R. #3, in the Province of Nova Scotia, and **LEE MacLEOD** of Moncton, in the Province of New Brunswick, Executors of the Estate of **SHIRLEY MacGREGOR**, late of 1987 Robertson Road, Brudenell, in Kings County, Province of Prince Edward Island, Single, Deceased, Testate;



hereinafter called the Grantors)

OF THE FIRST PART

AND:

MARY MacLEOD of Canning R.R. #3, in the Province of Nova Scotia, and **LEE MacLEOD** of Moncton, in the Province of New Brunswick, Executors of the Estate of **SHIRLEY MacGREGOR**, late of 1987 Robertson Road, Brudenell, in Kings County, Province of Prince Edward Island, Single, Deceased, Testate;

(hereinafter called the Grantees)

OF THE SECOND PART

WHEREAS the Lands and Premises herein described in Schedule "A" were owned by Shirley MacGregor who died on or about the 27th day of September, 2016, and by her Last Will and Testament dated the 14th day of June, A.D. 2013, she appointed her niece, Mary MacLeod, and her nephew, Lee MacLeod, to be the Executors and Trustees of her Will;

AND WHEREAS Letters Probate were issued by the Supreme Court of Prince Edward Island Estates Section to Mary MacLeod and Lee MacLeod on the 20th day of October, 2016;

AND WHEREAS the Grantors herein do hereby covenant and agree with the Grantees herein, their successors and assigns forever, that the following conditions shall attach to the Lands herein described in Schedule "A," being a portion of Prince Edward Island Parcel #199026 and as more particularly shown on the drawing attached hereto as Schedule "B", namely:

1. During the period commencing on December 1, 2018 and ending on November 30, 2093, there shall not be constructed or installed in or on the area of the Property depicted on the drawing attached hereto as Schedule "B", or any part thereof, any potable wells nor shall any existing potable wells be used. Petroleum hydrocarbon impacts in the area depicted on the drawing attached hereto as Schedule "B" shall not be disturbed unless managed in accordance with applicable regulatory requirements and qualified professionals should be consulted to provide guidance for management actions or controls that may be required to address any remaining impacts;
2. The Grantors shall permit Shell Canada Products, its employees and/or agents to access existing monitoring wells to sample, if required by the PEI Department of Communities, Land and Environment, without any charge to Shell Canada Products for accessing the property described in Schedule "A" and the hereinafter described twenty (20) foot access. Such access shall be provided at the option and cost of Shell Canada Products until the decommissioning stated in paragraph 3 below is completed. The width of such access shall be a maximum of twenty (20) feet along the most western boundary of Lot 2 on the Gulf plan, as referenced in attached Schedule "A", running from the southern boundary of the Robertson Road to the lands described in Schedule A" annexed hereto;



- 3. The Grantors shall permit Shell Canada Products a period, not to exceed twelve (12) months from the date the Prince Edward Island Department of Communities, Land and Environment gives written notice of the closure of its environmental file regarding Prince Edward Island Parcel #199026, to decommission monitoring wells (if found) on the Lands herein described in Schedule "A," in accordance with the Province of Prince Edward Island regulations regarding same;

and the Grantees herein for themselves and their successors and assigns forever covenant and agree that the aforementioned three conditions shall be deemed to run with the Lands and Premises described in Schedule "A," being a portion of Prince Edward Island Parcel #199026 and as more particularly shown on the drawing attached hereto as Schedule "B";


NOW WITNESSETH that in consideration of ONE (\$1.00) DOLLAR of lawful money of Canada now paid by the Grantees to the Grantors (the receipt whereof is hereby acknowledged) the said Grantors do grant unto the Grantees, their successors and assigns forever, all and singular the lands described in Schedule "A" annexed hereto subject to the aforementioned three conditions herein stated;

Together with all the rights, privileges, easements, advantages and appurtenances to the said lands belonging or appertaining or thereunto now or heretofore holden, used, occupied or enjoyed; TO HAVE and TO HOLD the said lands and premises with their appurtenances unto and to the use of the Grantees, their successors and assigns forever;

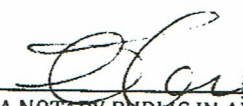

(1) THE SAID Grantors covenant with the said Grantees (2) that they have the right to convey the said lands to the said Grantees notwithstanding any act of the Grantors (3) and that the said Grantees shall have quiet possession of the said lands (4) and the Grantors covenant with the said Grantees that they will execute such further assurances of the said lands as may be requisite.


IN WITNESS WHEREOF the said parties have hereunto set their hands and seals on the day and year first above written.

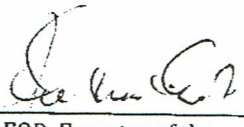
SIGNED SEALED AND DELIVERED
in the presence of:


A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF NOVA SCOTIA

SIGNED SEALED AND DELIVERED
in the presence of:

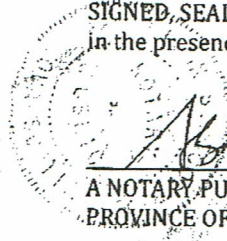

CURRAN G. TOMPKINS
NOTARY PUBLIC
A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF NEW BRUNSWICK



MARY MacLEOD, Executor of the
Estate of SHIRLEY MacGREGOR


LEE MacLEOD, Executor of the
Estate of SHIRLEY MacGREGOR

The Grantees have joined in this Deed of Conveyance to acknowledge their acceptance of the conditions contained herein.

SIGNED, SEALED AND DELIVERED
in the presence of:

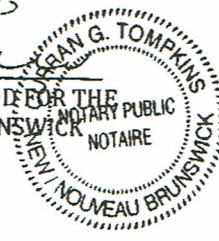


[Signature]
A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF NOVA SCOTIA

Mary MacLeod

MARY MacLEOD, Executor of the
Estate of SHIRLEY MacGREGOR

SIGNED, SEALED AND DELIVERED
in the presence of:



[Signature]
A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF NEW BRUNSWICK
NOTAIRE

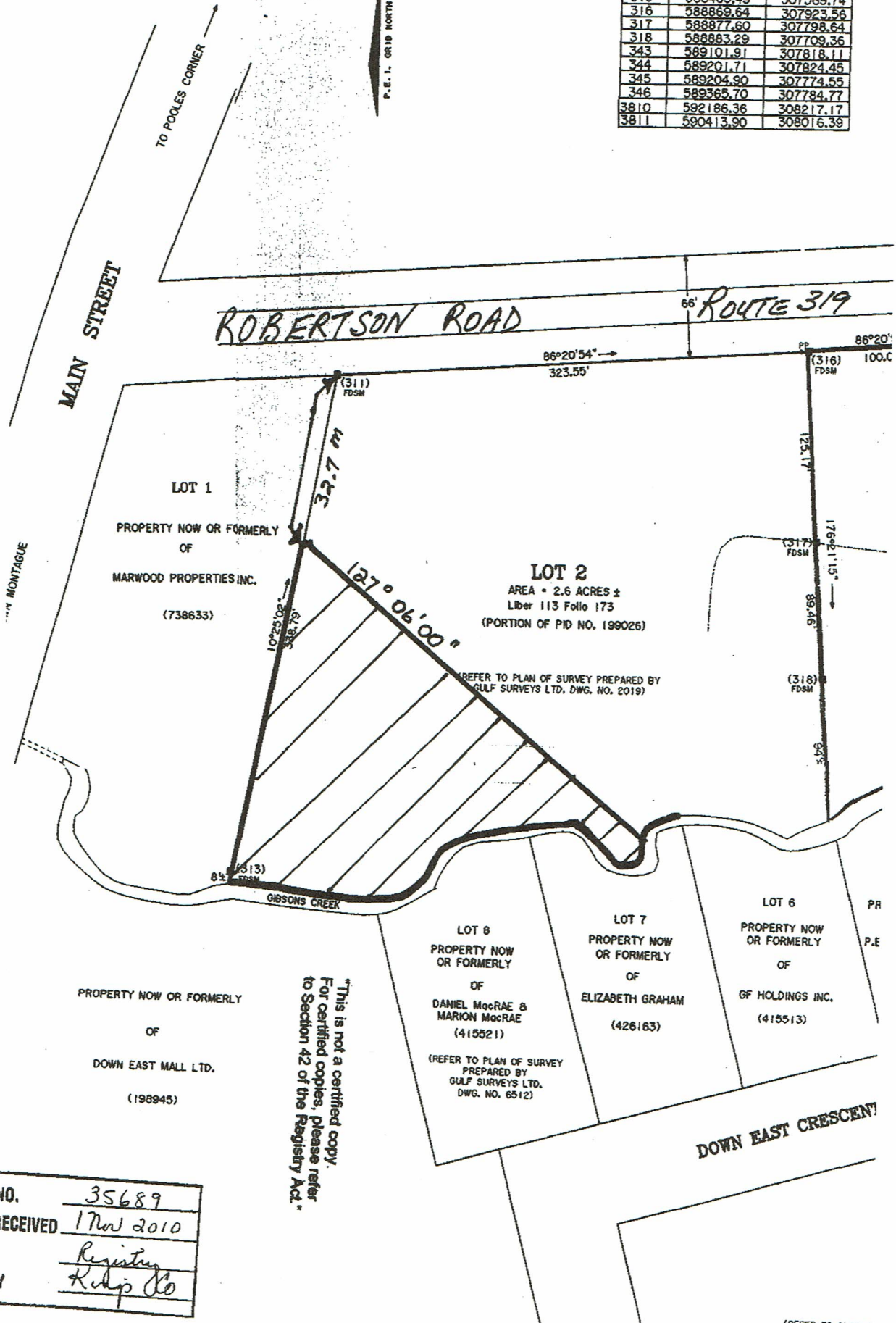
[Signature]

LEE MacLEOD, Executor of the
Estate of SHIRLEY MacGREGOR

SCHEDULE "B"



STA	EAST	NORTH
298	589601.88	307025.38
299	589553.42	307013.05
303	589102.23	307813.05
304	588977.44	307805.10
305	588969.50	307929.93
311	588546.74	307902.95
313	588485.49	307569.74
316	588669.64	307923.56
317	588877.60	307798.64
318	588883.29	307709.36
343	589101.91	307818.11
344	589201.71	307824.45
345	589204.90	307774.55
346	589365.70	307784.77
3810	592186.36	308217.17
3811	590413.90	308016.39



*This is not a certified copy.
 For certified copies, please refer
 to Section 42 of the Registry Act.*

NO. 35689
 RECEIVED 17th 2010
 Registry
 Kelp Co

CANADA
PROVINCE OF PRINCE EDWARD ISLAND

IN THE MATTER of the *Family Law Act*,
S.P.E.I. 1995, Cap. F-2.1

- and -

IN THE MATTER of the *Registry Act*,
R.S.P.E.I. 1988, c. R - 10.

AFFIDAVIT OF AGE AND SPOUSAL STATUS

I, MARY MacLEOD of Canning R.R 3, in the Province of Nova Scotia;

MAKE OATH AND SAY AS FOLLOWS;

1. I am one of the Grantors named in the annexed Indenture and I am at least eighteen years of age.
2. At the time of her death, Shirley MacGregor was a resident of Canada within the meaning of the *Income Tax Act* (Canada).
3. The property described in the annexed Indenture is not presently the subject of a court order, interim or otherwise, made pursuant to the *Family Law Act*, S.P.E.I. 1995, Cap. F-2.1.
4. Shirley MacGregor had no former spouses with a right to possession or other interest in the property described in the annexed Indenture by reason of a court order or domestic contract pursuant to the *Family Law Act*.
5. Pursuant to the *Family Law Act*:
 - (X) At the time of her death, Shirley MacGregor was not a spouse
 - () We are spouses of one another and have both executed the annexed Indenture
 - () _____ is my spouse and either:
 - () The property described in the annexed Indenture has never been occupied by me and my spouse as a family home;
 - () The property described in the annexed Indenture is not designated by me and my spouse as a family home under section 21 of the *Family Law Act* and an instrument designating another property as a family home of me and my spouse is registered and has not been cancelled;
 - () My spouse has released all rights to the property described in the annexed Indenture acquired pursuant to Part II of the *Family Law Act* by a domestic contract.
6. In this Affidavit, "Spouse", "Family Home", and "Domestic Contract" have the same meaning as set forth in the *Family Law Act*.

SWORN before me at Canning
in the Province of Nova Scotia, this
20 day of March, A. D. 2019.

Mary Macleod
MARY MacLEOD

A. Scott Butler
A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF NOVA SCOTIA

© ALISON SCOTT BUTLER Q.C.
451 Ross Creek Road
RR# 3 Canning, N.S.
- BOP 1HQ -

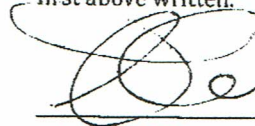
CANADA

PROVINCE OF NEW BRUNSWICK

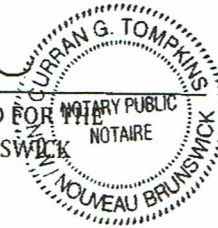
NOTARIAL CERTIFICATE

On the 19th day of March, 2019, before me, the undersigned, a Notary Public duly sworn and commissioned, residing and practicing in the City of Moncton, in the Province of New Brunswick, personally appeared before me **LEE MacLEOD**, to me known to be the person named in and who executed the foregoing deed or writing and he acknowledged that he did freely and voluntarily execute the same to and for the uses and purposes therein mentioned.

IN FAITH AND TESTIMONY whereof I have hereunto subscribed my name and affixed my seal of office at the City of Moncton, aforesaid, on the day and year first above written.



A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF NEW BRUNSWICK



CANADA

PROVINCE OF NOVA SCOTIA

NOTARIAL CERTIFICATE

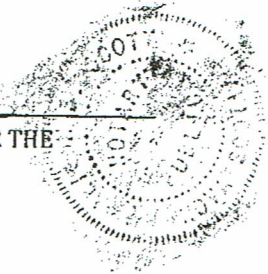
On the 20th day of March, 2019, before me, the undersigned, a Notary Public duly sworn and commissioned, residing and practicing in Canning, in the Province of Nova Scotia, personally appeared before me **MARY MacLEOD**, to me known to be the person named in and who executed the foregoing deed or writing and she acknowledged that she did freely and voluntarily execute the same to and for the uses and purposes therein mentioned.

IN FAITH AND TESTIMONY whereof I have hereunto subscribed my name and affixed my seal of office at Canning, aforesaid, on the day and year first above written.

ASB

A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF NOVA SCOTIA

ALISON SCOTT BUTLER Q.C.
451 Ross Creek Road
RR# 3 Canning, N.S.
SOP 1110



SCHEDULE "A"

ALL THAT PARCEL OF LAND situate, lying and being on Township Number Fifty-two (52), in Kings County, Province of Prince Edward Island, bounded and described as follows, that is to say:

COMMENCING at a point on the eastern boundary of Lot 1, now or formerly in the possession of Marwood Properties Inc. (PID #738633), said point being on an azimuth of $190^{\circ}25'02''$ 32.7 meters southwest of the survey marker designated as number 311 on a "Plan of Survey Prepared for Shirley MacGregor" as prepared by Gulf Surveys Ltd. on September 16, 2010, as drawing number 8111, which plan was approved by the Community of Brudenell on October 7, 2010 and filed in the Kings County Registry Office as plan number 35689 on November 1, 2010, said survey marker designated as number 311 having co-ordinates North 307902.95 feet and East 588546.74;

THENCE in a southeasterly direction on an azimuth of $127^{\circ}06'00''$ to the point of intersection with the southern boundary of Lot 2 as shown on the aforementioned survey plan;

THENCE in a generally westwardly direction along the southern boundary of Lot 2 which follows the course of Gibsons Creek to the southwestern angle of Lot 2 as shown on the aforementioned survey plan;

THENCE in a northeasterly direction on an azimuth of $10^{\circ}25'02''$ along the eastern boundary of Lot 1 as shown on the aforementioned survey plan to the point of commencement.

BEING and intended to be a generally triangular parcel of land illustrated on Schedule "B" annexed hereto.

BETWEEN:

MARY MacLEOD of Canning R.R. #3, in the Province of Nova Scotia, and **LEE MacLEOD** of Moncton, in the Province of New Brunswick, Executors of the Estate of **SHIRLEY MacGREGOR**, late of 1987 Robertson Road, Brudenell, in Kings County, Province of Prince Edward Island, Single, Deceased, Testate;

AND:

MARY MacLEOD of Canning R.R. #3, in the Province of Nova Scotia, and **LEE MacLEOD** of Moncton, in the Province of New Brunswick, Executors of the Estate of **SHIRLEY MacGREGOR**, late of 1987 Robertson Road, Brudenell, in Kings County, Province of Prince Edward Island, Single, Deceased, Testate;

DEED OF CONVEYANCE
ON TOWNSHIP NO. 52
IN KINGS COUNTY

HORACE B. CARVER, Q.C.
HBC LAW CORPORATION
Barrister & Solicitor
25 Queen Street, Second Floor
PO Box 1074
Charlottetown, PEI
C1A 7M4

FILE NO. 14088-001

Office of the Registrar of Deeds
For Kings County, Charlottetown, P.E. Island
Book 2185
Doc # 491

The within document was registered on
The 28th Day of Mar A.D., 2019 on

NOTARIAL CERTIFICATE


ASST REGISTRAR