

OCT 07 2025

12:10 PM

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 the Town of Stratford (name of City, Town or Community) on the 17th day of September, 2025, wherein the Minister/Community Council made a decision to deny the application of CMLMT Holdings Ltd. to construct an 8-unit Stacked Townhouse Dwelling complex on the south lot proposed under SD004-25, which south lot is a consolidation of parcel numbers 190173 and 529545 (the "Proposed Development"). (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)

Please see attached.

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)

Please see attached.

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

Name(s) of
Appellant(s): CMLMT Holdings Ltd.
Please Print

Signature(s) of
Appellant(s): _____

Nicole McKenna
Lawyer for the Appellant

Mailing Address: 65 Queen Street

City/Town: Charlottetown

Province: Prince Edward Island

Postal Code: C1A 7L1

Email Address: nmckenna@csmllaw.com

Telephone: 902-626-4266

Dated this 7th day of October, 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.

NOTICE OF APPEAL (CONTINUED)

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

Name of Appellant:	CMLMT Holdings Ltd.
Municipal Council:	Town of Stratford
Date of Decision:	September 17, 2025
Decision under Appeal:	The denial of the Appellant's application to construct an 8-unit Stacked Townhouse Dwelling complex on the south lot proposed under SD004-25, the south lot being a consolidation of parcel numbers 190173 and 529545 and located within the Medium Density Residential (R2) Zone (the "Proposed Development").

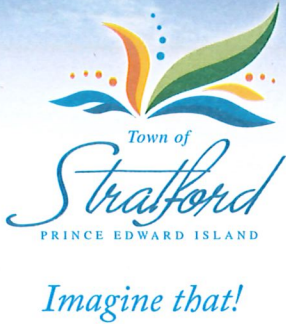
AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28(5) of the *Planning Act*, the grounds for this appeal are as follows:

The Town of Stratford (the "Town"), in its decision to deny the Proposed Development:

1. Failed to follow the recommendations of the Town's Planning, Development and Heritage Committee to approve the Proposed Development, subject to certain conditions;
2. Failed to comply with the Town of Stratford Zoning and Development Bylaw, which Bylaw expressly permits Stacked Townhouse Dwellings as a Conditional Use in the Medium Density Residential (R2) Zone;
3. Failed to comply with the Town's Official Plan, including the objectives and policies set forth therein;
4. Failed to properly consider and apply sound planning principles;
5. Failed to consider all relevant information in making its decision;
6. Failed to provide adequate reasons for its decision, contrary to the principles of natural justice and procedural fairness; and
7. Such further and other grounds as may be determined upon receipt of the complete record from the Town.

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28(5) of the *Planning Act*, the Appellant seeks the following relief:

1. That the Island Regulatory and Appeals Commission allow this appeal, quash the September 17, 2025 decision of the Town denying the Proposed Development, and order that the Proposed Development be approved as recommended by the Planning, Development and Heritage Committee; and
2. Such further and other relief as the Appellant may advise and the Island Regulatory and Appeals Commission may permit.



September 19, 2025

CMLMT Holdings Ltd
46 Doyle Landing
Mermaid, PE
C1B 0X4

Dear Mr. Sean McGuire:

*Re: SD004-25 – CMLMT Holdings Ltd – Conditional Use – 8-Unit Stacked
Townhouse Dwelling Complex – South Side of the Swallow Drive Subdivision*

Please be advised that, during the special Council meeting held on September 17, 2025, Council denied, in accordance with Section 7.16.1 of the Zoning Bylaw #45, the request from CMLMT for an 8-Unit Stacked Townhouse Dwelling Complex on the South side of the Swallow Drive Extension Subdivision for the reasons stated below:

1. The infrastructure in the area is not complete and does not link these areas (Section 7.16.2 (c) & (d))
2. The proposed development will create unsafe traffic and parking conditions (Section 7.16.2(f))
3. The proposed density of the Stacked Townhouse Dwelling Complex is not consistent with character of the established surrounding neighbourhood (Section 7.16.2(g))
4. The intensity of the proposed development is likely to have impacts on the pedestrian safety of residents in the area (Section 7.16.2(h)).
5. The proposed development does not meet the requirement to put higher density areas along transit corridors

If you are dissatisfied with the decision of Council, you have the right to appeal to the Island Regulatory and Appeals Commission (IRAC). A notice of appeal must be filed with the Commission within 21 days after the date of the decision being appealed.

Should you have further questions please do not hesitate to contact the Stratford Planning Department at (902) 569-6253.

Sincerely,

Phil Rough
Town Planner

Town of Stratford
234 Shakespeare Drive
Stratford PE
C1B 2V8

t. 902.569.1995
f. 902.569.5000
info@townofstratford.ca
www.townofstratford.ca