



RECEIVED: October 29, 2025

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 Stratford (name of City, Town or Community) on the 8th day of October, 2025, wherein the Minister/Community Council made a decision to pass Bylaw #45-W, a bylaw to amend the Town of Stratford Zoning and Development Bylaw (Bylaw #45).

(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 page.

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)
See attached page.

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

Name(s) of Appellant(s): Rudolf Aik Huang Chong et al. Signature(s) of Appellant(s): see attached page
Please Print

Mailing Address: Heritage Law, 5 Prince Street City/Town: Charlottetown

Province: PE Postal Code: C1A 4P4

Email Address: see attached page Telephone: see attached page

Dated this 28 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: Rudolf Aik Huang Chong et al.*

Appellant's Lawyers: Geoff Gibson and Deanna R. Kerry

Heritage Law

5 Prince Street

Charlottetown, PE C1A 4P4

Contact: Geoff Gibson - ggibson@heritagelawpei.com – 902-330-7772
Deanna R. Kerry – dkerry@heritagelawpei.com – 902-330-1127

(continued from previous page) **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 ("**Stratford**"), in its decision to pass Bylaw #45-W rezoning 28 parcels of land near the Stratford waterfront to Waterfront Mixed-Use Zones (WMUs) and changing the permitted uses and requirements of WMUs which, among other things, allows for the as-of-right construction of:

- a. townhouses in PIDs 1136100 and 1178771 with inadequate setbacks; and
- b. a parking lot in PID 1182328

failed to conform with section 3.2.2 of Stratford Bylaw 45 by:

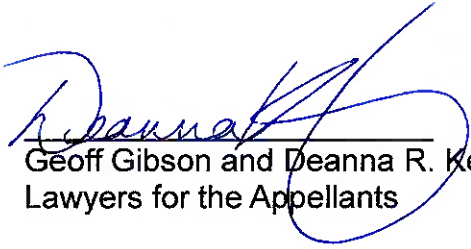
1. failing to conform with the objectives and policies of section 8.2 of the Stratford Official Plan in accordance with section 3.2.2(b) of Bylaw 45;
2. failing to properly consider the suitability of the site for the proposed developments in accordance with section 3.2.2(d) of Stratford Bylaw 45;
3. failing to properly consider compatibility of the proposed developments with surrounding land uses in accordance with section 3.2.2(e) of Stratford Bylaw 45;
4. failing to properly consider compatibility of the proposed developments with the surrounding environmental, aesthetic, scenic, and heritage features in accordance with section 3.2.2(j) of Stratford Bylaw 45; and
5. such other and further grounds of appeal as may become apparent and as the Island Regulatory and Appeals Commission may permit.

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

- a) The Commission should allow the appeal, quash the October 8, 2025 decision of the Stratford Council to pass Bylaw #45-W; and

- b) Such further and other relief as the Appellant may advise and as the Island Regulatory and Appeals Commission may permit.

October 28, 2025
Date



Geoff Gibson and Deanna R. Kerry
Lawyers for the Appellants

*The identities of additional appellants will be provided to the Respondent and the Commission as soon as possible.



TOWN OF STRATFORD RESOLUTION

PH052-2025 – RZ004-2025 General Text & Zoning Map Amendments to Town of Stratford Zoning and Development Bylaw #45 regarding the Stratford Waterfront Area – Adoption

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

October 8, 2025

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Jeff MacDonald
Steve Gallant

WHEREAS Bylaw #45-W, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a first time on September 10, 2025; and

WHEREAS Bylaw #45-W, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a second time on October 8, 2025.

BE IT RESOLVED Bylaw #45-W, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to be formally declared the said Bylaw passed.

This resolution bears the recommendation of the Planning, Development & Heritage Committee on August 4, 2025.

Notice of Appeal - PH052-2025 – RZ004-2025 Text & Zoning Map Amendments to Town of Stratford Zoning and Development Bylaw #45

From Deanna R. Kerry <dkerry@heritagelawpei.com>

Date Tue 2025-10-28 04:37 PM

To 'jcrosby@townofstratford.ca' <jcrosby@townofstratford.ca>; 'prough@townofstratford.ca' <prough@townofstratford.ca>; Dale McKeigan <dmckeigan@townofstratford.ca>

Cc Geoff Gibson <ggibson@heritagelawpei.com>

 2 attachments (296 KB)

2025-10-28 Notice of Appeal signed.pdf; PH052-2025 - Zoning Bylaw Amendment -WMU Zoning Amendment-Adoption.pdf;

Good afternoon,

Please find attached the Notice of Appeal on behalf of our client, Rudolf Chong.

Please confirm receipt.

Thank you,
Deanna



Deanna R. Kerry

Lawyer

Office: 902-218-3333

Direct: 902-330-1127

dkerry@heritagelawpei.com

Heritage Law

5 Prince Street

Charlottetown, PE

C1A 4P4

heritagelawpei.com

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