



November 4, 2025

VIA EMAIL

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Respondent

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Developer

RE: Appeal #LA25021 – Rudolf Aik Huang Chong v. Town of Stratford

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Rudolf Aik Huang Chong against the October 8, 2025 decision of the [Town of Stratford](#) 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. Townhouse in PIDs 116100 and 1178771; and,
- b. A parking lot in PID 1182328

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

The Commission has requested a copy of the file material from Town of Stratford. A copy of the written material relevant to this appeal will be forwarded to you in a timely manner.

Information for the Respondent

Please forward a copy of all information in your file with respect to the above-noted decision to the Commission by Wednesday, November 26, 2025. This information will be added to the Commission's file and will be distributed to the Appellant. On the same date, please file a written response to the Notice of Appeal. The Town of Stratford may raise issues involving jurisdiction or preliminary matters in addition to a clear, but brief, response to the appeal.

Information for the Developer

Enclosed please find all documentation received to-date by the Commission with respect to this Notice of Appeal.

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