

Dec 1 ,2025

Via Email

Re : Appeal #LA25004- Charlie Hicken V. Town of Three Rivers

PEI Planning Act

27.1 Definition. In this Part, “aggrieved person” means, in respect of a decision of the Minister under subsection 28(1) or the council of a municipality under subsection 28(1.1),

(d) an individual who in good faith believes the decision will adversely affect the reasonable enjoyment of the individual’s property or property occupied by the individual;

Appeals from decisions of council

(1.1) Subject to subsections (1.2) and subsection (1.4), an aggrieved person may appeal , by filing a notice of appeal , with the Commission, a decision of a council of a municipality.

(a) That is made in respect of an application by a person under a bylaw for

(1) A development permit

Having spoken at both Planning Board & Council meetings on this development permit requesting a new environmental assessment study & a public meeting and my concerns were not addressed. A number of town councilors also were opposed, requesting a public meeting & voted against this development permit.

A public meeting per article 9.c of the Environmental Assessment Act states “ Notify the public of the proposal and provide opportunity for comment” . This was never held in respect of the environmental assessment for this property & as a result I was denied the opportunity to participate in same.

In response to your correspondence re aggrieved person this development permit is part of the Master Plan for Brudenell Buddhist Monastery which is by far the largest development that Three Rivers will see in my lifetime .It will affect every resident and taxpayer of Three Rivers now and into the future. This permit has been approved by planning board and council who do not have the knowledge or experience to deal with a project of this magnitude without the expertise of a professional licensed planner therefore its duty of care to act in the best interests of the community was negligent . These decisions were made based on an outdated and flawed environmental assessment. No consideration was given to the fact that the town water and sewer system was expanded to the Brudenell area. The provincial net zero plan has not been addressed for electricity or other utilities.Maritime Electric is predicting rolling blackouts this winter making this a top priority for all island residents. With recent drought & climate change groundwater protection must be addressed. The native community was never consulted. This

location is in the Three Rivers Heritage Watershed & no consultation was ever done with the local watershed group. If allowed to proceed it will be setting a precedent for all future developments in this municipality. The development Permit for Dormitories #1 & #2 was issued based on The Brudenell Official Plan dated 2019 , however such plan was never approved by Brudenell Council as the Council had already been disbanded to make way for Amalgamation.

According to the original request for environmental assessment the project size was stated as 200,000 sq ft. and this limit has already been exceeded. The Master Plan for this development stated that it would have island wide impact.

As an aggrieved person myself , my children & grandchildren plus every resident of Three Rivers is being affected in a negative manner by property values, lack of affordable housing , our culture is being eroded & the island. way of life is being destroyed. Promised economic benefits have not materialized.

I object to IRAC introducing this requirement at this late stage. IRAC waited more than six months since I filed his appeal. This seems to be a step taken in bad faith and only meant to delay the proceedings, because we know the construction is largely completed and they want to complete it before dealing with the appeal. IRAC should not be able to raise a procedural objection more than six months after the date of filing.

A handwritten signature in black ink, appearing to read 'C Hicken'.

Charlie Hicken