



June 5, 2026

VIA EMAIL

mgrimmer@csmlaw.com

Maggie Grimmer
Carr Stevenson & MacKay
65 Queen Street
Charlottetown, PE C1A 7L1
Lawyer for the Appellant

dmckeigan@townofstratford.ca

Town of Stratford
234 Shakespeare Drive
Stratford PE C1B 2V8
Respondent

RE: Appeal #LA26005 – CMLMT Holdings Ltd. v. Town of Stratford

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from CMLMT Holdings Ltd. against the May 15, 2026 decision of the [Town of Stratford](#) to deny the application to construct an two 10-unit Stacked Townhouse Dwelling complexes on the north lot proposed under SD004-25 which, which north lot is a consolidation of parcel numbers 190173 and 529545.

In order to ensure this matter proceeds in an orderly and timely manner, the Commission has set the following timelines. *The dates set out below may only be extended by approval of the Commission.*

1. Appeal Record. The Town of Stratford is to forward a copy of all information in your file with respect to the above-noted decision to the Commission by **June 30, 2026**, in accordance with the attached [Practice Direction on Appeal Records](#).

On the same date, please file a written response to the Notice of Appeal. The written response may raise issues involving jurisdiction or preliminary matters in addition to a clear, but brief, response to the appeal.

2. Appellant Response. The Appellant is to provide a written submission by **July 14, 2026**. This submission is to:

- Respond to the Appeal Record
 - For example, you may respond to the documents provided by the Respondent and provide your position on why they may support your

appeal. You may also request any documents that you note may be missing and

- Reply to the Submission of the Town of Stratford.
 - The Submission from the Town of Stratford provides their position with respect to the May 15, 2026, Decision. You have the opportunity to respond to this and provide the reasons why you are appealing this decision and any areas in which you disagree with the Town's position
 - Particularize and clarify the grounds of appeal set out in the Notice of Appeal.
 - Based on your review of the Appeal Record you may want to clarify your grounds of appeal.
3. Conference call. Following receipt of the Appellant's written submission, Commission staff will schedule a call with the parties **within two (2) weeks**. The call will address the following:
- Whether the parties interested in mediation. Mediation is a without prejudice process facilitated by Commission staff to give the parties an opportunity to discuss the matters of concern and consider whether a negotiated resolution can be reached on all or some of the issues without the need to attend a public hearing. The Commission will only hold a mediation if all parties voluntarily agree to participate.
 - Preparation for public hearing. The call will also address the steps necessary to proceed to an in-person public hearing before a panel of Commissioners, including:
 - Preliminary issues to be addressed before the hearing;
 - Hearing dates;
 - Filing deadlines;
 - Finalize Appeal Record, if necessary; and
 - Other matters that may be raised by the parties.

Public Hearing

Please be advised that the Commission's appeal process is a public process and all information submitted to the Commission will be shared with all parties and posted to the Commission's website.

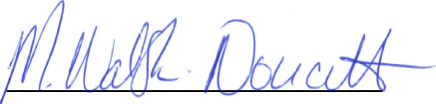
A hearing before the Commission is also public. The Commission's hearing room will be open to the public and the hearing will be streamed over the internet.

Legal Counsel

Parties may, but are not required to, retain legal counsel to assist in the conduct of this appeal. If any party wishes to retain legal counsel, the Commission strongly recommends they do so

as soon as possible and advise the Commission. Until a party advises in writing that they have retained counsel, the party will be served with documents.

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
mwalshdoucette@irac.pe.ca

Enclosure