



June 19, 2026

VIA EMAIL

Cheralee.gomez@mcinnescooper.com

Attention: Gary Scales and Chera-Lee Gomez
McInnes Cooper
141 Kent Street, Suite 300
Charlottetown, PE
Lawyers for the Appellants

lkenebel@threeriverspei.com

Attention: Lee Kenebel
Town of Three Rivers
172 Fraser Street, PO Box 546
Montague, PE
Respondent

RE: Appeal #LA26006 – Anchored Construction Group Inc. and Allan Fraser v. Town of Three Rivers

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Anchored Construction Group Inc. and Allan Fraser against the June 12, 2026 decision of the [Town of Three Rivers](#) to deny the application to construct a 3 storey mixed use building with 24 residential units and 3000 sq. ft. of office space at Murphy Lane and Gaul Road, Montague, PEI being PID's 19887, 199224 and 199232.

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 Three Rivers is to forward a copy of all information in your file with respect to the above-noted decision to the Commission by **July 15, 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 29, 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 Three Rivers.
 - The Submission from the Town of Three Rivers provides their position with respect to the June 12, 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

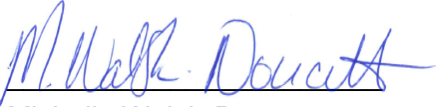
Please be advised that the Commission's appeal process is a public process and all information submitted to the Commission will be shared with all parties and posted to the Commission's website.

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

- c. Danielle Herring, Manager of Corporate Services, Town of Three Rivers
Ewan Clark, Cox & Palmer