



June 29, 2026

VIA EMAIL

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Matthew MacDonald
Developer

RE: Appeal #LA26009 – Mingjie Jiang v. City of Charlottetown

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Mingjie Jiang against the June 10, 2026 decision of the City of Charlottetown to approve a development permit application for the construction of a single detached dwelling in respect of PID 366526, located at 3 Colonel Gray Drive, Charlottetown, PE.

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 City of Charlottetown is to forward a copy of all information in your file with respect to the above-noted decision to the Commission by **July 27, 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. The Developer may also provide a written response to the Notice of Appeal by **July 27, 2026**.

3. Appellant Response. The Appellant is to provide a written submission by **August 10, 2026**. This submission is to:
- Respond to the Appeal Record.
 - For example, you may respond to the documents provided by the City 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(s) of the City of Charlottetown and the Developer.
 - The submission(s) from the City of Charlottetown and the Developer provides their position with respect to the June 10, 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 City's or Developer's position(s).
 - 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.
4. 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

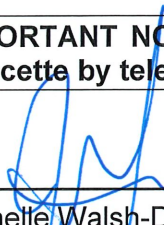
Parties may, but are not required to, retain legal counsel to assist in the conduct of this appeal. If any party wishes to retain legal counsel, the Commission strongly recommends they do so as soon as possible and advise the Commission. Until a party advises in writing that they have retained counsel, the party will be served with documents.

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 or 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.

for 

Michelle Walsh-Doucette
Commission Clerk
mwalshdoucette@irac.pe.ca

Enclosure

cc. David Gundrum, Manager of Development Planning, City of Charlottetown
dgundrum@charlottetown.ca



RECEIVED: June 26, 2026

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.

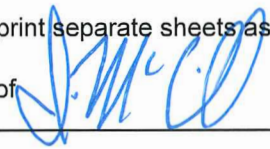
TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of Charlottetown (name of City, Town or Community) on the 10th day of June, 2026, wherein the Minister/Community Council made a decision to approve a development permit application for the construction of a single detached dwelling at PID 366526, filed on April 7, 2026.

(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)
 the grounds for appeal are as follows in the attached Schedule "A".

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)
 the relief sought is as follows in the attached Schedule "A".

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

Name(s) of Appellant(s): Mingjie Jiang Signature(s) of Appellant(s): 
 Please Print

Mailing Address: c/o Key Murray Law, 494 Granville St City/Town: Summerside

Province: PE Postal Code: C1N 4K4

Email Address: lain.mccarvill@keymurraylaw.com Telephone: 902-436-4851

Dated this 26th day of June, 2026.
 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.

SCHEDULE “A” – NOTICE OF APPEAL (continued)

(Pursuant to Section 28 of the Planning Act)

TAKE NOTICE that Mingjie Jiang (the “**Appellant**”) hereby appeals the decision made by the Municipal Council of Charlottetown responsible for the administration of various development regulations of the **Planning Act** on the 10th day of June, 2026, wherein the Municipal Council of Charlottetown (the “**Council**”) made a decision to issue Permit #085-BLD-26 a development permit to construct a single detached dwelling (the “**Permit**”) on PID 366526, known as 3 Colonel Gray Drive (the “**Subject Property**”) to Matthew MacDonald (the “**Developer**”);

AND FURTHER TAKE NOTICE that in accordance with Section 28(5) of the **Planning Act**, the grounds for this appeal are as follows:

(a) The Appellant is an “*aggrieved person*” as defined by Section 27.1 of the **Planning Act**:

- The Appellant’s property is located at PID 366542, known as 7 Colonel Gray Drive, Charlottetown, PE C1A 2S4, which shares a common boundary with the Subject Property;
- The Appellant has a twenty-foot right of way that provides shoreline access and intersects the Subject Property and was conveyed to them by Deed of Conveyance dated the 19th day of November, 2017 and registered in the Queens County Registry Office Book number 5686, with Document number 9739 on November 24th, 2017;
- The Appellant has reasonable grounds to believe that the enjoyment of their property is or will be negatively affected by the decision of the Council;

(b) The Council acted arbitrarily, failing to follow the proper process or procedure as required in the **Planning Act**, the *Subdivision and Development Regulations* (the “**Regulations**”), and the law in general, including the principles of natural justice and procedural fairness, in granting the Permit;

(c) The Council’s decision with respect to the application for a development permit was not reasonable, and does not have merit based on sound planning principles within the field of land use planning;

- (d) Such further grounds that may be revealed upon review of the full record as produced by the Council.

AND FURTHER TAKE NOTICE that in accordance with Section 28(5) of the *Planning Act*, the Appellant seeks the following relief;

- (e) The Appellant requests that the Commission allow this appeal and quash the decision made by the Council on June 10, 2026, pertaining to the Permit and the Subject Property.

DATED this 26th day of June, 2026



Iain M. McCarvill

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Lawyer for the Appellant



Planning & Heritage Summary (Week ending June 12th, 2026)

ISLAND REGULATORY APPEALS COMMISSION (IRAC) APPEAL PERIOD INFORMATION

The information on this page is intended to provide notice to the public when building and development permits have been approved by the Charlottetown Planning and Heritage Department and/or decisions are rendered by Charlottetown City Council as governed by the Prince Edward Island Planning Act. The deadlines to make an appeal are listed for each application below as per the requirements of the Planning Act.

If you have any questions regarding the approvals listed below, please contact the Planning and Heritage Department at 902-629-4158.

Planning Development Permit Approvals

FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
25-1	1047562	001-BLD-25	19-Dec-24	10-Jun-26	APPROVED	86 Stanmol Dr (Lot 102)	Occupancy Permit: Construction of a single detached dwelling	Will Zafiris	1-Jul-26
25-2	1047562	002-BLD-25	19-Dec-24	10-Jun-26	APPROVED	92 Stanmol Dr (Lot 103)	Occupancy Permit: Construction of a single detached dwelling	Will Zafiris	1-Jul-26
25-273	462739	052-BLD-25	25-Feb-25	9-Jun-26	APPROVED	193 Minna Jane Dr	Occupancy Permit: Unit 1D: Fit-up for New Injection Clinic	Patrick Daragon	30-Jun-26
25-930	872630	281-BLD-25	20-Aug-25	9-Jun-26	APPROVED	64 Hillstrom Ave	Occupancy Permit: Merck Animal Health - Construction of a Controlled Corridor Envelope within Existing Warehouse	IPS - Integrated Project Services	30-Jun-26
26-156	274084	041-BLD-26	27-Feb-26	8-Jun-26	APPROVED	20 Mount Edward Rd	Occupancy Permit: Interior renovation and exterior refinish	Laird Ferguson	29-Jun-26
26-57	387761	020-BLD-26	26-Jan-26	8-Jun-26	APPROVED	670 University Ave	Occupancy Permit: Interior Fit-up - Softmoc	Bonnys Lebrun	29-Jun-26
26-392	366526	085-BLD-26	7-Apr-26	10-Jun-26	APPROVED	3 Colonel Gray Dr	Construction of a single detached dwelling	Paul D. Brown	1-Jul-26
26-403	352211	090-BLD-26	8-Apr-26	12-Jun-26	APPROVED	30 Inkerman Dr	Construct a single-detached dwelling with a secondary suite	Jason Gibbons	3-Jul-26
26-487	1180348	123-BLD-26	25-Mar-26	11-Jun-26	APPROVED	141-143-145-147 Rogerson St (Lot 62)	Construction of a 4-unit townhouse	Falcon Rentals Inc	2-Jul-26
26-566	841536	213-STR-26	5-Jun-26	9-Jun-26	APPROVED	4 Prince St, Unit 307	Tourist Home: Short Term Rental	East Coast Property Group	30-Jun-26
26-565	1101575	212-STR-26	5-Jun-26	10-Jun-26	APPROVED	148 East Royalty Rd	Tourist Home: Short Term Rental	Damien Morris & Alicia Marie Packwood	1-Jul-26
26-567	588517	214-STR-26	6-Jun-26	11-Jun-26	APPROVED	38 Penny Ln B	Tourist Home: Short Term Rental	Jonathan & Meaghan Furness	2-Jul-26
26-564	343277	211-STR-26	5-Jun-26	11-Jun-26	APPROVED	252 Kent St	Tourist Home: Short Term Rental	Xin Liu	2-Jul-26
26-518	1180348	143-BLD-26	16-Apr-26	12-Jun-26	APPROVED	167 Rogerson St (Lot 65)	Construction of a single detached dwelling	Kirk MacPhee	3-Jul-26



FILE#	PID	PERMIT#	APPLICATION DATE	DECISION DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
26-521	1194745	145-BLD-26	14-Apr-26	8-Jun-26	APPROVED	62 O'Brien Dr (Lot 133)	Footing Permit: Construction of a single detached dwelling	Ishfaq Ali	29-Jun-26
26-521	1194745	145-BLD-26	14-Apr-26	8-Jun-26	APPROVED	62 O'Brien Dr (Lot 133)	Construction of a single detached dwelling	Ishfaq Ali	29-Jun-26
26-523	416305	146-BLD-26	8-May-26	12-Jun-26	APPROVED	72 Friar Dr (Lot 49)	Construction of a single detached dwelling	PEI Home & RV Centre	3-Jul-26
26-524	416305	147-BLD-26	8-May-26	12-Jun-26	APPROVED	143 Friar Dr (Lot 28)	New Manufactured Home	PEI Home & RV Centre	3-Jul-26
26-536	897918	010-TMP-26	25-May-26	10-Jun-26	APPROVED	1 Prince St	Temporary Tents for Claddagh Holding Event	Kent MacPhee	1-Jul-26
26-537	1186824	148-BLD-26	1-May-26	8-Jun-26	APPROVED	71 Kingsburgh Ave (Lot 167)	Construction of a single detached dwelling	Brandon Llewellyn	29-Jun-26
26-552	338145	025-SGN-26	1-May-26	10-Jun-26	APPROVED	86 Queen St	Sign Application	Dalmac Signs	1-Jul-26
26-571	1163393	165-BLD-26	12-May-26	10-Jun-26	APPROVED	26 Essex Cres	Accessory building	Lindsay McNeill	1-Jul-26

Lot Subdivisions

FILE#	PID	CASE#	APPLICATION DATE	APPROVAL DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL

Council Approvals

FILE#	PID	PERMIT#	APPLICATION DATE	APPROVAL DATE	DECISION	PROPERTY LOCATION	WORK DESCRIPTION	NAME	DEADLINE TO MAKE AN APPEAL
26-362	444679 & 600817	011-MJV-26	16-Apr-26	9-Jun-26	Approved	600 North River Rd	That Council approve the request of a height and density variance to increase the maximum permitted building at 600 North River Road (PID#s 444679 & 600817) height from 15.0 m (49.2 ft) to approximately 22.3 m (73.3 ft), as well as to increase the maximum allowable number of dwelling units from 44 units to 49 units on a 5,039 square metres (54,240 sq. ft.) lot in order to construct a 5-storey apartment building with commercial units on the ground floor and a partial basement for tenant storage, with no parking provided within the basement subject to a Traffic Impact Study (TIS) and to the satisfaction of the Manager of Public Works.	Bevan Enterprises Inc	30-Jun-26
26-65	342907	001-SSE-26	29-Jan-26	9-Jun-26	Approved	147 Hillsborough St	That Council approve the request for site-specific amendment to the existing (DMUN) zoning that applies to the subject property identified as 147 Hillsborough Street (PID# 342907) to allow for a transitional housing facility accommodating eleven (11) individuals whereas this land-use is not otherwise permitted within the existing zoning,	Prince Edward Island Housing Corporation	30-Jun-26

CHARLOTTETOWN

							This approval will be subject to the public safety and security measures as suggested by the Provincial Department of Housing, Land and Communities as detailed in their correspondence to the City of Charlottetown dated April 14, 2026 to be codified in a future Development Agreement before any Building & Development Permit can be issued, And Further that, the Province will commit to the funding and implementation of a City E-watch camera system in regard to the use.		
26-65	342907	001-SSE-26	29-Jan-26	9-Jun-26	Approved First Reading. Pending Second Reading.	147 Hillsborough St	To adopt Bylaw PH-ZD.2-111, A Bylaw to amend the Zoning & Development Bylaw, "By amending Appendix C. Approved Site-Specific Exemptions of the City of Charlottetown Zoning & Development Bylaw as it pertains to the subject property at 147 Hillsborough Street (PID# 342907), in the Downtown Mixed-Use Neighborhood (DMUN) Zone, to permit a transitional housing facility capable of accommodating eleven (11) individuals within an existing building on the subject property."	Prince Edward Island Housing Corporation	NA



PRINCE EDWARD ISLAND

Regulatory & Appeals Commission

Commission de réglementation et d'appels

ÎLE-DU-PRINCE-ÉDOUARD

Practice Direction on Appeal Records

The Island Regulatory and Appeals Commission has developed the following Practice Direction to guide parties with respect to the expectation of the Commission regarding the information that is to form the Appeal Record in all appeals before the Commission. The information outlined in this Practice Direction provides general information only. It is not a rule within the meaning of the Commission's [Rules of Practice and Procedure](#). The Commission may vary this Practice Direction where appropriate.

For greater clarity, this Practice Direction applies to all appeals before the Commission except in the case of appeals to the Commission pursuant to the *Residential Tenancy Act*.

Appeal Record

1. The decision-maker responsible for the decision which is the subject of the appeal (the "Decision-Maker") shall file with the Commission, and with any other party, a complete Appeal Record.
2. The Appeal Record is to **contain all documents the Decision-Maker has that are relevant to the appeal**. This includes, but is not limited to, all applications, correspondence, and reports relating to the decision under appeal and a copy of the relevant legislation, regulations and municipal bylaws in force at the material time, including the Official Plan, Municipal Land Use Bylaw, other legislation, or bylaw(s) of a municipality applicable to the decision under appeal.
3. For greater clarity, an Appeal Record generally consists of the following (to the extent they exist):
 - (a) a table of contents;
 - (b) a copy of the application submitted to the Decision-Maker;
 - (c) a copy of the decision under appeal;
 - (d) a copy of any advertisements for any public hearing held relating to the subject of the appeal;
 - (e) a copy of the minutes of any public hearing respecting the subject of the appeal;
 - (f) a copy of the minutes of any council meeting at which the subject of the appeal was discussed, including the minutes of any committee of council at which the subject of the appeal was discussed;
 - (g) a copy of any report, letter, submission, recommendation or other matter respecting the subject of the appeal which was submitted to or was considered by the Decision-Maker, excluding any legal opinion prepared for the Decision-Maker for which privilege is claimed;
 - (h) a copy of all documents and supporting information supplied by the applicant and all correspondence between the applicant and the Decision-Maker relevant to the subject of the appeal;
 - (i) a copy of all internal correspondence of the Decision-Maker relevant to the subject of the appeal, excluding any internal correspondence for which privilege is claimed;
 - (j) a copy of any resolution of the Decision-Maker with respect to the decision that is the subject of the appeal;

- (k) a copy of the publication of the notice of the decision;
 - (l) a copy of the written notice which was sent to the Applicant; and
 - (m) any other documents the Decision-Maker has that are relevant to the appeal.
4. Where the Decision-Maker has audio or video recordings of meetings in which the decision subject to appeal was discussed or considered (e.g. public meetings, committee meetings, and council meetings) the Commission expects that verbatim minutes of those meetings be provided.
 5. Where a Decision-Maker claims privilege over documents in accordance with 3(g) or 3(i), they are required to list and describe all documents for which privilege is claimed and the grounds for the claim.
 6. These documents shall be provided in an electronic format to the Commission and any other party.
 7. Prior to a hearing, the Commission may require up to four (4) hard copies of the Appeal Book. Please contact Commission Staff for direction on whether hard copies are required.
 8. Other parties may make a request in writing (email is sufficient) to the solicitor or representative of the Decision-Maker.
 9. In the event of a dispute between parties about the contents of the Appeal Record, the Commission may require a representative of the Decision-Maker to certify the completeness of the Appeal Record.

Commission's Discretion

10. The Commission may vary this Practice Direction where appropriate.
11. The Commission retains the sole discretion to determine what is considered relevant in any given appeal matter.
12. The Commission is not bound by the formal rules of evidence and may receive all evidence it deems relevant, even though such evidence may not be admissible in a court of law.
13. The parties will have the opportunity to argue as to the appropriate weight the Commission ought to afford to the evidence at an appeal hearing.
14. In accordance with Rule 46 of the Commission's Rules of Practice and Procedure, the Commission may request parties to file any further information, material or documents, in addition to the Appeal Book that the Commission considers necessary for a complete understanding of an issue in a hearing.