

July 27, 2026

The Island Regulatory & Appeals Commission
Attention: Michelle Walsh-Doucette, Commission Clerk
National Bank Tower, Suite 501
134 Kent Street
Charlottetown, PEI
C1A 7L1

Dear Ms. Walsh-Doucette:

Re: Mingjie Jiang v City of Charlottetown – Appeal #LA26009

We write in response to your correspondence dated June 29, 2026, requesting the City of Charlottetown's (the "City") Record and Reply to the Notice of Appeal filed by Mingjie Jiang (the "Appellant") in LA26009 (the "Appeal"). The City's Record was provided on July 27, 2026. Please accept this correspondence as the City's initial reply to the Notice of Appeal.

The Appellant appealed a decision of the City dated June 10, 2026 wherein the City issued Building & Development Permit (085-BLD-26) to the Owner/Developer, Matthew MacDonald, (the "Owner") for construction of a single-detached dwelling at 3 Colonel Gray Drive, PID 366526 (the "Property") (the "Permit").

City's Initial Response to the Notice of Appeal

The City submits that further particulars from the Appellant are required to determine whether the Appellant is an "aggrieved person" within the context of the *Planning Act* and particulars as to the grounds of appeal are required before a substantive reply can be provided. Nonetheless, the City provides the following as a preliminary response to this Appeal.

The application is governed by the section 3.3 of the City's Zoning & Development Bylaw (the "Bylaw"), not the *Planning Act Subdivision and Development Regulations*, which requirements were satisfied. The Permit was issued by staff of the City's Planning & Heritage Department (the "Department"), pursuant to their authority at section 2.1.2 of the City's Zoning & Development Bylaw (the "Bylaw"). The Permit was issued as part of an as-of-right development

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– the Property is zoned as R1L, Single Detached Residential (Large), which zone permits single-detached dwellings.

The City submits that it successfully undertook the exercise of approving a permit in accordance the Bylaw and with sound planning principles. The City requests further particulars as to the Appellant's grounds related to the alleged failure to follow proper process and procedure, including the principles of natural justice and procedural fairness, the reasonableness of the decision and lack of merit based on sound planning principles.

We trust the foregoing to be of assistance and look forward to moving this matter forward.

Yours very truly,



Melanie McKenna
MM/MM