

**Supplemental Record filed by
The Town of Three Rivers
In the matter of Anchored Construction Group Inc. and Allan Fraser v. Town of Three Rivers
(Appeal #LA26006)**

Submitted by Ewan W. Clark
on behalf of the Town of Three Rivers

August 6, 2026

INDEX

TAB	DATE	DESCRIPTION OF RECORD
15	April 29, 2026	Email from Debbie Johnston to Resident
16	May 14, 2026	Email from Resident to Anne Van Donkersgoed
17	May 28, 2026	Email from Resident to Councillors

Archived: August 6, 2026 11:25:46 AM
To: [Danielle Herring](#)
Subject: RE: Gaul Road Development Permit.
Importance: Normal
Sensitivity: None

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From: Debbie Johnston <djohnston@threeriverspei.com>
Sent: Wednesday, 29 April 2026 15:53:57
To: **NOT RELEVANT - RESIDENT PERSONAL INFO**
Cc: Lee Kenebel <lkenebel@threeriverspei.com>
Subject: Gaul Road Development Permit.

Hi **NOT RELEVANT**

I understand you have concerns about the Development Permit approved by Planning Board to move to the next regular council meeting.

It is best to have our Planning Department provide the factual information regarding the permit. The development permit is one of the first steps in a project and permits are always conditional.

Lee Kenebel at the town office can answer any questions you may have. Feel free to make an appointment to meet with Lee or call him at (902) 838-2528.

Regards,
Debbie



Three Rivers

• WHERE HISTORY IS MADE •

Mayor Debbie Johnston

Town of Three Rivers

172 Fraser Street,

Montague, PE

(902) 838-2528

djohnston@threeriverspei.com

Archived: August 6, 2026 11:25:50 AM
To: [Danielle Herring](#)
Subject: RE: Follow-Up Regarding the Gaul Street Affordable Housing Proposal
Importance: Normal
Sensitivity: None

From: NOT RELEVANT - RESIDENT PERSONAL INFO
Sent: Thursday, May 14, 2026 8:25 AM
To: Anne Van Donkersgoed <avandonkersgoed@threeriverspei.com>
Subject: Fwd: Follow-Up Regarding the Gaul Street Affordable Housing Proposal

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I found your email address through council, just sending it through the proper channels. Thanks Anne

----- Forwarded message -----

NOT RELEVANT - RESIDENT PERSONAL INFO
Date: Thu, May 14, 2026 at 8:19 'a0AM
Subject: Follow-Up Regarding the Gaul Street Affordable Housing Proposal
To: Anne Van Donkersgoed <p.e.i.annevan@gmail.com>

Hi Anne, We sure do miss you on the Make A Wish CAB here on PEI...I hope all is well with you as we turn the corner into summer!

I wanted to follow up with you personally because my family is who owns the land being discussed for CMHA development

I wanted to take a moment to sincerely thank you for the time and consideration given to our proposed partnership with the Canadian Mental Health Association regarding the Gaul Street development project.

While we were disappointed that the vote was deferred, we remain optimistic and hopeful as the proposal returns before council next month. We understand council faces difficult decisions and many competing priorities, and we appreciate the thoughtful discussion that took place.

I do, however, want to reiterate what makes this project truly unique and important for the Town of Montague.

This is not a traditional for-profit apartment development. This is a genuine affordable housing initiative being delivered in partnership with the Canadian Mental Health Association to help address a very real housing need within our community. The intent of this project has always been to create long-term, truly affordable housing that serves residents who need it most.

In addition to affordability, the project was specifically designed with accessibility in mind. The building includes fully accessible units as well as elevator access to all three floors, something that is still very limited within many housing developments across PEI. We genuinely believe this would be a meaningful asset and long-term benefit for Montague and the surrounding region.

I also wanted to respectfully clarify one point that arose during discussion. Councillor Munroe noted uncertainty around who the tenant for the proposed office space would be. During the Canadian Mental Health Association presentation, it was explained that CMHA themselves would exclusively occupy the approximately 3,000 square feet of office space within the building. Their direct involvement is a key component of the partnership and overall vision for the project.

Another important consideration is the timing associated with federal funding opportunities tied to this project. CMHA cannot formally apply for funding through the Build Canada Initiative without having the necessary municipal approvals and building permit process moving forward. Because this is a national funding program with projects competing from across the country, timing is extremely important. The longer the project remains delayed, the greater the risk that CMHA could fall too far back in the national application pipeline, potentially jeopardizing the opportunity altogether.

We also want to respectfully emphasize that we believe the broader discussion around a regional traffic study and this specific development proposal are two separate matters that should be considered independently. We fully understand and respect council's desire to see a comprehensive traffic study completed by the province, and we recognize that transportation planning is an important long-term issue for the community. However, we do not believe this particular development — consisting of 24 affordable and accessible housing units — would independently create impacts significant enough to alter or overwhelm the existing transportation infrastructure within Montague.

Our hope is simply that this project be evaluated in the same manner as other developments brought before council: on its own individual merits and based on compliance with the conditions and requirements outlined within the Town's bylaws and approval process. Randy has worked diligently to satisfy every condition (or working through any conditions remaining) requested of us because we genuinely believe this project represents a positive opportunity for the community and for residents in need of affordable and accessible housing.

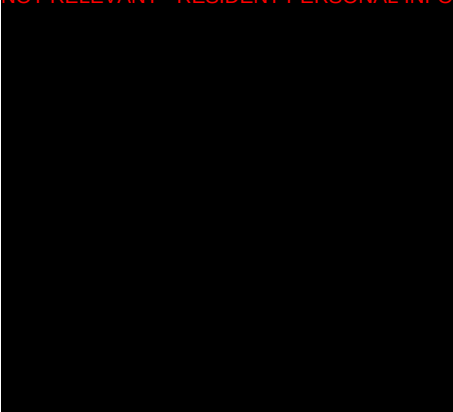
Ultimately, we respectfully hope that when the project returns to council, the focus can remain on the merits of the development itself and the positive impact it could have on affordable and accessible housing within our community. Opportunities to partner with organizations like the Canadian Mental Health Association on projects of this nature are rare, and we genuinely believe this could become something Montague is proud of for many years to come.

Thank you again for your time, consideration, and continued service to the community.

Sincerely,

--

NOT RELEVANT - RESIDENT PERSONAL INFO



Archived: August 6, 2026 11:25:56 AM
To: [Danielle Herring](#)
Subject: RE: Development Proposal GAUL ROAD Montague
Importance: Normal
Sensitivity: None

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From: NOT RELEVANT - RESIDENT PERSONAL INFO
Sent: Thursday, 28 May 2026 15:43:33
To: Debbie Johnston <djohnston@threeriverspei.com>; Cody Jenkins <cjenkins@threeriverspei.com>; Martina MacDonald <mmacdonald@threeriverspei.com>
Cc: John MacFarlane <jmacfarlane@threeriverspei.com>; Cindy MacLean <cindymaclean@threeriverspei.com>; Alan Munro <amunro@threeriverspei.com>; John Jamieson <jjamieson@threeriverspei.com>; Wayne Spin <wspin@threeriverspei.com>; Anne Van Donkersgoed <avandonkersgoed@threeriverspei.com>
Subject: Development Proposal GAUL ROAD Montague

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Dear Mayor and Councillors.

Thank you for listening to my brief about the proposed development on Gaul Road in Montague (CMHA residential/mixed use high density).

Thank you as well for the pause while agreeing to look into the province's take on traffic control on Gaul Road; this is, however, a subsidiary issue, one among many, and unlikely to be resolved by June. As you prepare for discussing this proposal again at the June meeting, more issues need to bear on any decision about approval:

Please note that as my presentation said, this development is too large for the site; zoning this area mixeduse/high density was news to residents.

I grasp that the Town does not want to install more water and sewer infrastructure, but Council must respect existing use, and this proposed development would only be compatible in our neighbourhood (and I welcome new residents, affordable units and more office space) if it is scaled down considerably.

- There is nothing compatible about three stories anywhere near Gaul Road; nor is the footprint in keeping with Gaul Road.
- No clear engineering report has been made available to address the local street flooding issues well known to council, despite plans to cap (permanently? decommission?) wells.
- The plan pushes the borders of a MUHD zone to the max, leaving about three feet (of what?) at the edges of a fully paved lot, without trees. That is not compatibility - it is clear cutting without regard to neighbourhood greenery or climate change triggers or a compatible approach to providing (new and existing) residents with green space.
- Lack of sidewalks in an already extremely busy (for walking, scooters, bikes) neighbourhood puts undue pressure on the worn, torn asphalt.
- An affordable inclusive housing development will attract (and I welcome) more scooters, walkers and bikers, including larger than usual wheelchair accessible vans trying to turn onto and off Murphy Lane (which is not a standard sized street - it

is a barely paved lane) and Gaul Road (already stressed at Main Street).

- Insufficient attention to outside waste and recycling space (as in lack of outside structures) will invite unsightly mess and blown litter in our windy town. There are too many living units for what is proposed for waste materials (which is basically setting 48 bins on the parking lot) - nothing is clear about decking or fencing for waste containment for bins that will be permanently outdoors.

I support affordable housing, and respect that CMHA is working on a valid way to combine residential and office supports, but it should be to scale.

Just because (an aging) water and sewer structure exists on the Road has left us vulnerable to an oversized development. The planned building needs to be smaller and focused on making our neighbourhood continue to be a great place to live (while we await already badly needed infrastructure improvements).

Thank you again, for your time and consideration.

NOT RELEVANT - RESIDENT PERSONAL INFO

