



June 29, 2023

VIA EMAIL

Randy Pitre	City of Summerside	Strategic Holdings Inc.
280 Keppoch Road	275 Fitzroy Street	364 Blue Shank Road
Stratford, PE C1B 2J6	Summerside, PE C1N 1H9	Wilmot Valley, PE C1N 4J9

RE: Appeal #LA23010 – Randy Pitre v. City of Summerside

On April 24, 2023, the Prince Edward Island Regulatory and Appeals Commission received Mr. Pitre's Notice of Appeal, appealing the April 4, 2023 decision of the City of Summerside to approve Zoning Amendments for PID# 1118009 located at 690 Water Street in Summerside, Prince Edward Island.

On April 25, 2023, we invited written submissions from all parties on the issue of jurisdiction, because of the grounds of appeal raised by the Appellant. We have received those submissions.

Upon reading the Notice of Appeal and accompanying materials, along with the submissions of the parties provided to date, the Commission has exercised its discretion to determine the issue of jurisdiction without an oral hearing, pursuant to Rule 41 of the Commission's Rules of Practice and Procedure. This Rule states:

41. Written Submission Hearings

1. The Commission may, at its discretion, determine a matter without an oral hearing.

2. When the Commission proposes to determine a matter without an oral hearing:

a) notice shall be given to the parties, and written submissions may be made on the matter; and

(b) upon review of the written submissions, the Commission may:

(i) make a final determination of the matter without an oral hearing; or

(ii) proceed to an oral hearing.

The Commission will review the submissions already provided by the Appellant, the City of Summerside, and the Developer, Strategic Holdings Inc., concerning the grounds of appeal raised and the Commission's jurisdiction.

If any party wishes to make additional submissions in writing on the issue of jurisdiction, we request:

- i. the Appellant provide any additional submissions by Friday, July 14, 2023; and
- ii. the City and Developer provide any additional submissions by Friday, July 21, 2023.

If necessary, we will provide the Appellant with one further week to reply to any additional submissions made by the City and/or Developer.

If any party does not intend to make additional submissions on the issue of jurisdiction, please advise us as promptly as possible so that the Commission can move to deliberation on this matter.

Any questions or concerns can be directed to myself by telephone at 902-892-3501 or email at PJRafuse@irac.pe.ca.

Yours truly,



Philip J. Rafuse
Appeals Administrator