

IN THE MATTER of an appeal pursuant to s. 28 of the *Planning Act*, RSPEI 1988, c P-8 of the decision of the Town of Stratford, dated 14 July 2021, to deny rezoning a portion of PIDs 1061175, 1061167 and 329011 from Low Density Residential (R1) zone to Planned Residential Development (PURD) zone pursuant to the Town of Stratford *Zoning and Development Bylaw #45*, being Appeal Number LA21018.

SUBMISSIONS

Prepared on behalf of the Respondent, the Town of Stratford

WILLIAM F. DOW, Q.C.
Carr, Stevenson & MacKay
65 Queen Street
Charlottetown, PE C1A 7L1

Lawyer for the Appellant,
Landfest Company Limited

**M. LYNN MURRAY, Q.C. and
IAIN McCARVILL**
Key Murray Law
80 Grafton Street
Charlottetown, PE C1A 1K7

Lawyers for the Respondent,
The Town of Stratford

Index

<u>Document</u>	<u>Tab</u>
Respondent's Written Submissions	1
<i>Warren Doiron v. City of Charlottetown</i> , LA10-06	2
<i>Doiron v. Island Regulatory and Appeals Commission</i> , 2011 PECA 9 (CanLII)	3
<i>St. John's (City) v Seanic Canada Inc.</i> , 2016 NLCA 42 (CanLII)	4
Town of Stratford <i>Zoning and Development Bylaw #45</i>	5
<i>Planning Act</i> , RSPEI 1988, c P-8, s. 2	6
<i>CAMPP Windsor Essex Residents Association v. Windsor (City)</i> , 2020 ONSC 4612 (CanLII)	7
Excerpt: 1990 Community of Southport <i>Zoning & Subdivision Bylaw</i> and Zoning Map	8
Royal Gazette dated December 13, 2003	9
2003 Zoning Map showing Subject Property Zoned R1	10
 Witnesses for the Respondent:	
Witness List	11
Will Say Statement for Kevin Reynolds	12
Will Say Statement for Blaine Yatabe	13