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ENVIRONMENTAL COALITION OF PRINCE EDWARD ISLAND

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December 14, 2023

The Island Regulatory and Appeals Commission  
c/o Philip J. Rafuse; Jessica M. Gillis  
National Bank Tower, Suite 501  
134 Kent Street, Charlottetown, PE C1A 7L1

**RE: Appeal LA23020 – *Environmental Coalition of PEI v. Minister of Housing, Land and Communities***

Dear Ms. Gillis,

Thank you for your letter of November 29, 2023. In response to your inquiries:

1. Re Witnesses & Experts: We would appreciate clarification as to whether IRAC will be providing further opportunity for the parties to make final submissions respecting this matter in advance of the hearing (especially in light of the possible submission of expert evidence—an option which we are currently considering).

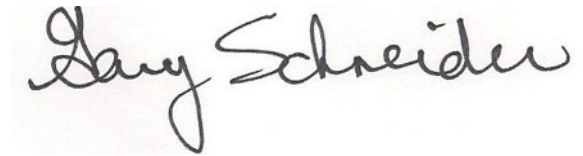
At minimum, should the Respondent provide further submissions in addition to its Reply dated October 3, 2023, the Appellant would like fair opportunity to provide its own Reply.

With respect to witnesses, we are still considering who and if cross-examination at the hearing will be necessary.

2. In response to your request to hold the hearing the last week of January 2024 or the first week of February 2024, I will be away at meetings February 2-4, and another of our team is away on February 8. So anytime after February 8 would suit us best.
3. In response to the suggestion of mediation to assist in negotiating solutions to the concerns raised on the appeal and request for an abeyance, ECOPEI respectfully declines the offer. We don't believe that meaningful mediation would be possible: Mr. Banks has filed a Statement of Claim against ECOPEI, subsequent to the submission of our Appeal, alleging that our organization conspired to disparage title to his property within St. Peters Estates, diminish the value of the land, and interfere with the development of the land (including PID 943241). Because of the denial of the request for the abeyance, our organization must already divide our limited time and resources between the IRAC Appeal and the above noted lawsuit filed by Mr. Banks (See: Appellant's Record of Decision).

We are happy to discuss any of the above issues with you and will undoubtedly be in contact with your office to clarify steps and procedures as we move forward.

Yours truly,

A handwritten signature in black ink that reads "Gary Schneider". The signature is written in a cursive style with a large, looped "G" and "S".

Gary Schneider