



March 25, 2025

Corrected - March 26, 2025

VIA EMAIL

Charlie Hicken
charlieh748352@gmail.com
1763 Rte 17
Albion, PE C0A 1R0
Appellant

Great Wisdom Buddhist Institute
construction@gwbi.org
46 E Uigg Road
Vernon Bridge, PEI C0A 2E0
Developer

Lee Kenebel
lkenebel@threeriverspei.com
Planning & Development Officer
Town of Three Rivers
172 Fraser St, Montague C0A 1R0
Respondent

RE: Appeal #LA25004 – Charlie Hicken v. Town of Three Rivers

The Prince Edward Island Regulatory and Appeals Commission has received a Notice of Appeal from Charlie Hicken against the March 10, 2025, decision of the Town of Three Rivers to approve a development pertaining to PID #1107382 located on Brudenell Point Rd, Montague. A copy of the Notice of Appeal is attached. All parties involved will receive copies of submissions made by another party.

Information for the Appellant

The Commission has requested a copy of the file material from Town of Three Rivers. A copy of the written material relevant to this appeal will be forwarded to you in a timely manner.

Information for the Respondent

Please forward a copy of all information in your file with respect to the above-noted decision to the Commission by Thursday, April 10, 2025. This information will be added to the Commission's file and will be distributed to the Appellant. Please also file a written response to the Notice of Appeal by Thursday, April 10, 2025. The Town of Three Rivers may raise issues involving jurisdiction or preliminary matters in addition to a clear, but brief, response to the appeal.

Information for the Developer

Enclosed please find all documentation received to-date by the Commission with respect to this Notice of Appeal.

Any construction or expenses, with regard to this proposal, incurred by the developer/owner after this date will be at their peril.

IMPORTANT NOTE: Any questions or concerns can be directed to Philip Rafuse by telephone at 902-892-3501 or email at PJRafuse@irac.pe.ca.


Philip Rafuse, Appeals Administrator

Enclosure

CC: Mark Steele, Nine Yards Studio – mark@9ystudio.com