

April 10, 2022

**VIA EMAIL**

Philip J. Rafuse  
Appeals Administrator  
Island Regulatory and Appeals Commission

RE: Fagan vs. City of Summerside  
IRAC Appeal Docket No. LA21025  
"Will-Say Statement" Neville Brisson

I, Neville Brisson, testify that as the owner of 188 Putters Street in Summerside, I have never been contacted or notified by the City of Summerside regarding any rezoning inquiry, information collection and/or decision-making whatsoever of the area where my property is located on. As one of the most affected parties to rezoning the area to high-density residential area, I believe that based on the principle of procedural fairness, I should be given an opportunity to express my objection and comment. Without following the principle of procedural fairness, there is a flaw in the entire decision-making process, and I therefore support Clare Fagan's appeal on the decision.

The biggest selling point of our properties, 186, 188, 190 and 192 Putters Street, is the golf view and premium quality as advertised in the developer's Kijiji advertisement, however, months ago, we have discovered that the developer was intentionally hiding critical information that four quadplexes are being built in this small piece of land to make it a high-density residential area.

Although perhaps not relevant to this hearing, I feel IRAC must be made aware of the severity of this situation and, I must question as to how the City of Summerside continues to give permits to this builder. As very clearly stated on the email from the Excerpt filed by the City of Summerside on Wednesday July 7, 2021, copy attached. Are there different tolerances for different builder?

***The email from Mike Straw clearly states Nathan Kember has had multiple violations for not adhering to building procedures & bylaws. It also states Nathan Kembers company is subject to enforcement action if there is a continuance of ignoring the conditions on the permits and requirements of the Act, Regulations and bylaws.***

The foundation in my home at 188 Putters has completely sunk on the north side and there are multiple jagged cracks in several walls. Due to the foundation sinking both bathroom floors and hollow underneath as well as other parts of the floor. Deficiencies are in the thousands and thousand's of dollars. How, I must ask can the City of Summerside continue to provide building permits when the shoddy construction may have severe consequences for the safety of its tax paying citizens of Summerside. Will it take a roof collapsing and causing death for this to stop?

In normal circumstances a competent builder with skilled tradespeople it takes 3 – 4 months to build a duplex, therefore in normal circumstances it should take 6 – 8 months to build a 4 plex. The two 4 plexes 182 Putters and 184 Putters Street were started on approximately September 24, 2021; therefore one would expect the 2 four plexes to be completed by the end of April 2022. From the looks of these 2 mass builds and the current stage of construction, we are questioning how long we will have to live with this disaster in our backyards! As of today, there are **very significant & serious deficiencies in 188 and 186** that we still continue to fight to get resolved.

It is my hope that justice will prevail in this hearing for the innocent victims and newcomers to the Island as it relates to 182 Putters as well as 184 C and 184D Putters Street and Procedural fairness.

Neville Brisson



Date

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