



PRINCE EDWARD ISLAND

Regulatory & Appeals Commission

Commission de réglementation et d'appels

ÎLE-DU-PRINCE-ÉDOUARD

Date Issued:

October 13, 2026

Dockets:

LA26006

Type:

Planning Appeal

Order No: LA26-13

BETWEEN:

Anchored Construction Group Inc. and Allan Fraser

Appellants

AND:

Town of Three Rivers

Respondent

DIRECTION REGARDING PROCEDURE

Panel Members:

Pamela Williams, K.C, Chair
Gordon MacFarlane, Commissioner

Compared and Certified a True Copy

(Sgd.) Michelle Walsh-Doucette

Commission Clerk

Island Regulatory and Appeals Commission

1. INTRODUCTION

1. This Direction Regarding Procedure is made in respect of the Commission's Docket LA26006 (the "Appeal"). The Appellants filed this Appeal with the Commission on June 17, 2026. It is an appeal of decision of the Town of Three Rivers to deny the Appellants' application to construct a 3-storey mixed use building with 24 residential units and 3000 sq. ft. of office space at Murphy Lane and Gaul Road, in Montague, PEI (being PIDs 19887,199224 and 199232).
2. This Direction Regarding Procedure is to provide the parties with direction on how the Appeal will proceed.

2. COMMISSION'S DECISION

3. At the request and agreement of both parties, and given the interests of ensuring the matter proceeds in a way that balances the rights and interests of both parties, the Commission has determined the hearing of this Appeal will be conducted in writing, in accordance with Rule 41 of the Commission's Rules of Practice and Procedure.
4. The paper-based hearing will proceed in accordance with the procedural directions that follow.

3. PROCEDURAL DIRECTION

5. To ensure this Appeal proceeds in an orderly and timely manner that is fair, the Commission issues the following Procedural Direction:
 - i. The Commission hereby gives notice that the hearing of the Appeal will be conducted in writing in accordance with Rule 41 of the Commission's Rules of Practice and Procedure (the "Paper-Based Hearing").
 - ii. The Paper-Based Hearing will be held on **Thursday, November 12, 2026**, commencing at **9:30 a.m.** The hearing will not be open to in-person attendance.
 - iii. Public notice of the Paper-Based hearing will be posted on the Commission's website and posted in the newspaper.
 - iv. The Hearing Panel will consider the submissions and evidence of the parties already submitted.
 - v. The Hearing Panel will also consider any additional submissions and evidence of the parties submitted in accordance with the deadlines below.
 - vi. In accordance with Rule 41.2.(b) of the Commission's Rules of Practice and Procedure, upon review of the submissions and evidence of the parties the Commission may:
 - (i) Make a final determination of the matter without an oral hearing; or
 - (ii) Proceed to an in-person hearing.

- vii. In order to ensure the Hearing Panel fully and fairly determines the matters in issue on this Appeal, the Hearing Panel retains the discretion to request further evidence and submissions from the parties, or ask questions of the parties in respect of the submissions and evidence submitted, in the event they determine it necessary to determine the Appeal.
6. The following deadlines apply to the Paper-Based Hearing:
- i. The Appellants may submit any additional evidence and prepare a written submission to support the grounds of appeal and relief sought, including documents or exhibits not previously filed, **on or before October 26, 2026, at 4:00 p.m.** These submissions should include raising any preliminary issues with the Hearing Panel.
 - ii. The Respondent may submit additional evidence and prepare a written submission to support their position on appeal and in response to the Appellants' submissions and evidence, including documents or exhibits not previously filed, **on or before November 2, 2026, at 4:00 p.m.** These submissions should include raising any preliminary issues with the Hearing Panel or responding to any preliminary issues raised by the Appellants.
 - iii. The Appellants may reply to the Respondent's submissions and evidence, including any preliminary issues raised by the Respondent, **on or before November 5, at 4:00 p.m.**
 - iv. The Appellants and the Respondent are to execute the Certificate Respecting Evidence found at Appendix A of this Direction Regarding Procedure when submitting additional evidence to certify that the evidence is true and accurate to the best of their knowledge, information and belief.
 - v. Once all evidence and submissions have been made by the parties Commission staff will prepare and circulate an Exhibit List and Exhibit Book for review by the parties for completeness before the panel commences deliberations.
7. Subject to the directions and deadlines outlined herein, the Commission's Rules of Practice and Procedure shall apply to this Hearing.
8. The direction and deadlines set out in this Procedural Direction are final and will not be extended.

DATED at Charlottetown, Prince Edward Island, October 13, 2026.

BY THE COMMISSION:

[sgd. Pamela J Williams, K.C.]

Pamela J. Williams, K.C., Chair

[sgd. Gordon MacFarlane]

Gordon MacFarlane, Commissioner

APPENDIX "A"

IN THE MATTER OF COMMISSION DOCKET LA26006

BETWEEN:

Anchored Construction Group Inc. and Allan Fraser

Appellants

AND:

Town of Three Rivers

Respondent

WHEREAS the Island Regulatory and Appeals Commission has exercised its discretion to conduct the hearing of this matter in writing, in accordance with Rule 41 of the Commission's Rules of Practice and Procedure;

AND WHEREAS this means that the parties will not be present and cannot be affirmed to give evidence;

AND WHEREAS the Commission nevertheless wishes to ensure that evidence submitted by parties is true and accurate;

THEREFORE the Commission requests the parties to this appeal hearing execute this Certificate Respecting Evidence;

CERTIFICATE RESPECTING EVIDENCE

I _____, of _____, Prince Edward Island, **hereby certify as follows:**

1. All evidence I have submitted to the Island Regulatory and Appeals Commission in respect of this proceeding is entirely true and accurate to the best of my knowledge and belief.

Signature of Witness:

Date: _____

Signature of Declarant:

Date: _____