

RECEIVED

JUN 18 2025

The Island Regulatory
and Appeals Commission

Notice of Appeal

(Pursuant to Section 28 of the *Planning Act*)

TO: The Island Regulatory and Appeals Commission
National Bank Tower, Suite 501, 134 Kent Street
P.O. Box 577, Charlottetown PE C1A 7L1
Telephone: 902-892-3501 Toll free: 1-800-501-6268
Fax: 902-566-4076 Website: www.irac.pe.ca

NOTE:

Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of _____ (name of City, Town or Community) on the 28th day of May, 2025, wherein the Minister/Community Council made a decision to _____

(attach a copy of the decision).

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the **Planning Act**, the grounds for this appeal are as follows: (use separate page(s) if necessary)

See Attached

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the **Planning Act**, I/we seek the following relief: (use separate page(s) if necessary)

See attached

EACH APPELLANT MUST COMPLETE THE FOLLOWING: (print separate sheets as necessary)

Name(s) of Appellant(s): GLORRAINE LAMBERT Signature(s) of Appellant(s): [Signature]

Please Print

Mailing Address: P.O. Box 210City/Town: North RiverProvince: PEPostal Code: C0A 1X0Email Address: MAYFIELD COUNTRY COTTAGES@gmail.comTelephone: 902-963-2163

Dated this 18 day of June, 2025

IMPORTANT

Under Section 28.(6) of the **Planning Act**, the Appellant must, within seven days of filing an appeal with the Commission serve a copy of the notice of appeal on the municipal council or the Minister as the case may be.

Service of the Notice of Appeal is the responsibility of the Appellant

Information on this Form is collected pursuant to the **Planning Act** and will be used by the Commission in processing this appeal. For additional information, contact the Commission at 902-892-3501 or by email at info@irac.pe.ca.

Mayfield Country Cottages

Civic Address: 11 Houston Road, Mayfield

Mailing Address: P.O. Box 210, North Rustico, PE C0A 1N0

Email: mayfieldcountrycottages@gmail.com

June 15, 2025

Island Regulatory & Appeals Commission (IRAC)

134 Kent St #501

P.O. Box 577

Charlottetown, PE C1A 7L1

To Whom it May Concern:

RE: Denial of Application of change of Land Usage from Alex O'Hara on May 28, 2025

I wish to appeal this decision of Mr. O'Hara on the following grounds:

- a) I am not about to undertake a large manufacturing facility as it appears Mr. O'Hara is under the impression of what was being proposed for my land usage. I had initially contacted Sarah MacVarish about building 2 or 3 cottages a year on my property to be sold and moved to a buyer's lot. This activity would go ahead during the months of normal housing construction on this island namely April -October. I have recently (within the past week) spoken with Sheldon Gallant of Oyster Bed and he told me he had no issues what so ever to be approved to go from "Commercial" to "Light Industrial" to do exactly what I was proposing to do – build 2 or 3 cottages a year to be sold and moved to a buyer's lot. He has been approved to build cottages on his land to be sold

and moved to a buyer's lot and he builds 2-3 of them a year depending on how busy he is with his construction (carpentry) business. He told me the process was very simple and he was approved to go from "Commercial" to "Light Industrial" was a very smooth process. He is located in a geographical area that is governed by the Province and not a municipality just as I am. Therefore I don't understand why the prejudice is against me from being able to do the same.

- b) I dispute the noise disturbances because as I am operating a tourism cottage rental business I am not about to have my guests disturbed with excessive noise. That is why my hours of building are 10am-5pm (or 9:30am-5:30pm would be the earliest and latest for work to be conducted). I note my times are a far cry from what many builders use which are typically 8am to start and some even start at 7:30am so that could be a noise nuisance for some people. Further to the noise nuisance/disturbances, the work conducted here when building cottages is performed with electrical hammers not manual nailing so that removes excessive noise when we are building. In fact, it's very quiet when my guys are working here. Therefore, I dispute this as a reason for turning down my application to change the usage of the land. I would like to bring up the point that my land is across the street (Houston Road) from Emerald Isle Property Management and they do landscaping and from late April/early May of EVERY year, we are disturbed as early as 7am with the bang, bang of trucks being loaded with soil and the banging of various pieces of equipment being used there and this goes on for 6 days a week, every week until late Sept or early October. In addition I would like to point out the "real" noise nuisance/noise disturbance from the company who owns the trash bins at Emerald Isle Property Management who come to their location to empty these trash bins at 5am, with about 15 mins of exceptionally loud banging noises (waking up my guests) 3 times a week, so loud that it can be heard in my bedroom (over 400 feet away) with me running a loud air conditioner. So that would be a substantial noise nuisance or disruption but I have not complained even though it is a nuisance for my guests who are awoken at 5am in the morning 3 times a week for the whole rental season. In addition to this there's the noise from the dump trucks bringing compost and mulch to Emerald Isle location for their usage on their landscaping jobs.

At this time I would like to bring to your attention that letters went out to all the surrounding properties/dwellings and NONE of my neighbors opposed me changing the usage of my land to be able to build a couple of cottages a year to sell. This is itself should be significant when it comes to being denied for noise nuisance and disturbance.

- c) With regards to the reason being used for denial of “excessive wear and tear on the road” I would like to note that my driveway is only just over 200 feet from the main highway Route 13. I would further have you note that on this little Houston Road, there are 3 houses including my own house, my cottage rental business and Emerald Isle Property Management which is commercial. Semi trucks have delivered products to Emerald Isle sometimes bi-weekly and monthly during their operational season. Also there’s the usual deliveries from companies like UPS and Fedex and Purolator (of which I have my deliveries from them as well for this cottage business). In addition to that and even more importantly, Toombs Plumbing Dump Trucks are in and out the Houston Road on a regular basis as are other companies with dump trucks that are delivering topsoil and other land products. It’s nothing to see these dump trucks go in and out the Houston Road, 6,7,8 or more times a DAY. Then there’s the “Farm” equipment that is in and out this road several times a week, both local farmers in their equipment as well as from Cavendish Farms in their equipment. So I dispute that my little business venture of building 2 or 3 cottages a year to be sold and moved to a buyer’s lot would have anything near the wear and tear as the above I’ve outlined. Furthermore, for each cottage built, there’s a total of 3 deliveries from the building supply center and one delivery of roof trusses from the roofing truss company. That’s it.

I am in the process of selling off my cottages (cause they are 20+ years old) and building new replacements, of which I am in charge from the start to finish, and I can assure you it’s a total of 4 deliveries (including the roof trusses) per cottage. I am paying a lot of taxes here for this property and I don’t understand why I am being penalized for wear and tear of this small road when various constructions companies with standard dump trucks and even semi dumps are allowed to go back and forth the Houston Road,

numerous times a day/week/month without any problem but I am being penalized and denied my application for a total of 8 maybe 12 deliveries. And they are not the big semi truck deliveries, they are the small delivery trucks from Home Hardware of which the UPS and Purolator trucks are as big and bigger than the Home Hardware trucks that come here to deliver to me.

- d) With regards to changing the fabrication of the land, I dispute this because I have rental cottages here now for the past 20+ years and I was proposing building cottages so there would not be any change of look to the land or surroundings. It's the same as if someone just built a cottage for their own personal use or family home. I note there are various new construction houses going all around me and with more to go on in the near future from various owners so change to the fabrication of the land seems to me to be inappropriate as a reason for denial.

I had contacted Sarah MacVarish, Senior Development Office for the Housing, Land and Communities about building 2 or 3 cottages a year to sell to be moved and it was her who had advised me that I would be better off to change the usage of the land to industrial (but I think the appropriate term – after speaking with Sheldon Gallant – is “light” industrial) because I shouldn't need a property development permit is what she said, since I was not hooking them up to water and sewer and I wouldn't need to install a sewer system for those buildings. So upon her advice, I applied to have the usage changed. She had reviewed my application and didn't see any issues with it but it did have to go through the proper channels of command of which Mr O'Hara denied my application for the reasons outlined here in my letter as well as the attached document regarding the denial.

I would really appreciate my appeal being looked at as I can't for the life of me understand why I would be denied for such reasons outlined in the document that was provided to me from Mr. O'Hara when like I explained there is far more wear and tear on the Houston Road from other companies/vehicles. If my request to change usage of the land was so outlandish, I don't think Ms. MacVarish would have suggested I apply since applying for the change of usage would make it more simplified at the building permit office and save me money on not needing to apply for the \$600 property development permit (of which I have no issues applying for or paying for). I just think I'm treated very unfair in this situation as others have been approved to do exactly what I requested to do and have not been denied. I have another friend about 5kms from me that did exactly the same thing, built 2 cottages at the one time and sold them and then in fall built 2 more and he didn't encounter any issues from the Housing, Land and Communities or the building permit offices.

Thank you in advance for your time in reading and hopefully reviewing my appeal. Please contact me should you have any questions. Note just a few days ago we have taken pictures of dump trucks going in and out the Houston Road so that would indeed warrant wear and tear on the Houston Road. If I am denied to proceed with my small venture then I feel that these dump trucks and semi trucks and delivery trucks and farm equipment vehicles should not be allowed to use the Houston Road as they would be causing excessive wear and tear on the road which would result in early repair.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Lorraine Lambert". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

G. Lorraine Lambert

100265PEI INC

o/a Mayfield Country Cottages



Housing, Land
and Communities

Logement, Terres
et Communautés



31 Gordon Drive
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

31, promenade Gordon
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

May 28, 2025

Mayfield Country Cottages
11 Houston Road, PO Box 210
North Rustico, PE C0A 1X0

Dear Applicant:

Subject:	Application to change the use of an existing commercial (rental cottage) use property to industrial (home fabrication) use.
Property ID #:	942011
Property Location:	Houston Road, Mayfield, Queens County
Our File References:	2025-012

The Department of Housing, Land and Communities has reviewed your application to change the use of an existing Commercial (rental cottage) use to Industrial (home fabrication) use on Property #942011, application received on March 19th, 2025, located in Mayfield.

A. The Application

Change of Use: The Subject Property currently is used as a Commercial (rental cottage) use. The application was submitted to change the use of the property to allow for the fabrication of cottages to be sold and moved off site with access off the Rustico Road – RTE 6.

B. Decision

The Subject Property is within a geographic area where land use and development are not regulated by a local official plan or zoning by-law. Therefore, the Subject Property falls within the jurisdiction of this Department. Land use and development are regulated by the Planning Act Subdivision and Development Regulations and other provincial laws and regulations.

Pursuant to the Planning Act, as well as the Planning Act Subdivision and Development Regulations the above noted application is Denied.

C. Reasons

The reasons for this decision, as well as relevant subsections of the Planning Act & Planning Act Subdivision and Development Regulations are explained in detail on the attached report prepared by the Manager of Land Use Planning.

D. Right of Appeal

Notice of this decision will be posted on the PEI Planning Decisions website. We suggest typing "PEI Planning Decisions" into your internet search engine to link to the website.

Please be advised that pursuant to section 28 of the *Planning Act*, this decision may be appealed to the Island Regulatory & Appeals Commission ("IRAC") (PO Box 577, Charlottetown, PE, C1A 7L1: <http://www.irac.pe.ca>). An appeal must be filed within 21 days after the date of this letter or the Commission is under no obligation to hear the appeal. For more information about appeals, please contact IRAC.

If you have any questions in regards to this decision, contact me at (902) 569-0573 or smacvarish@gov.pe.ca.

Sincerely,



Sarah MacVarish
Senior Development Officer

Enc: Land Use and Planning Act Specialist Report – 2025-012 – PID 942011 – Dated: May 26th, 2025



Case Number	Property Tax Number	Current Land Use	Proposal – Change of Use
COU-2025-012	942011	2.76 Acre – Commercial (Rental Cottage) Use REF: N7 54816 A REF: N8 38125	Industrial (Manufacturing) Use

General Description *Including location, size, topography and physical features etc.*

The subject land (described as "Lot 2014-1" in plan N7 54816 A) PID # 942011, being 2.76 acres (120,226 sq. ft), is located on the south side of Houston Road (C3) in the community of Mayfield, Queens County. The proposal is for a change of use from Commercial (Rental Cottage) use to Light-Industrial (Manufacturing) use.

The subject land (as per file N7 54816 A) has 281.0 feet of frontage along Houston Road to the north. To the east, the subject land abuts PID # 828798, spanning 385.4 feet, which has been approved for commercial (rental cottage) use. To the south, the subject land spans 329.9 feet, abutting a vacant lot. To the west, the parcel spans 403.2 feet and abuts three "summer cottage use" lots approved under case # 21995C on October 3, 2006.

The subject land is cleared, and on the date of the site visit, three structures were observed to be on the property. The topography of the land slopes south to north, with a maximum listed elevation of 56 meters and a minimum listed elevation of 46 meters, with an average slope of approximately 9%.

The character of the area would be characterized as a rural residential community with surrounding agricultural operations and some commercial uses, including the subject property.

A site visit was conducted on March 24, 2025, by Alex O'Hara.

Provincial Land Use Context

In the absence of provincial land use policy, land use plans, land designations, and zoning in unincorporated areas of the Island, planning comments will be provided for each application based on sound planning principles and material considerations. These comments are intended to inform Development Officers in aid of their decision-making processes. Specifics regarding ecology, safe access, ground water availability, soil quality, sewage disposal requirements, coastal erosion & saltwater intrusion, health & safety, wetlands and land identification, etc. will be addressed by applicable governmental departments, NGOs, and private licensed contractors in greater depth. Comments are solely intended to advise on the appropriateness of the proposed development from a land-use planning perspective.



Legislative Analysis

Planning Act R.S.P.E.I. 1988, Cap P-8, Purposes 2 (b), (d), (e), and (f)

- (b) to promote sustainable and planned development;
- (d) to encourage co-operation and co-ordination among stakeholders;
- (e) to address potential conflicts regarding land use; and
- (f) to provide the opportunity for public participation in the planning process.

Planning Act R.S.P.E.I. 1988, Cap P-8, Statements of Provincial Interest 2.1 (1), (h)

The Minister in carrying out the Minister's responsibilities in relation to planning matters and the effects of proposed development under this Act shall have regard but not be limited to matters of provincial interest, such as

- (h) the effect of proposed planning development on, and measures for the protection of, public health and safety

Planning Act - Subdivision and Development Regulations

Section 1. (g) "development" means

- (iv) changing the use or intensity of use of a parcel of land or the use, intensity of use or size of a structure or building

(j.1) "industrial use" means the use of a building or lot for the storage, distribution, processing, assembly or recycling of wholesale products, goods or materials, or for activities relating to transportation, extraction, manufacturing, construction, warehousing, assembly or general repair;

(f.3) "detrimental impact" means any loss or harm suffered in person or property in matters related to public health, public safety, protection of the natural environment and surrounding land uses, but does not include potential effects of new subdivisions, buildings or developments with regard to

- (i) real property value;
- (ii) competition with existing businesses;
- (iii) viewscales; or
- (iv) development approved pursuant to subsection 9(1) of the Environmental Protection Act

Section 3. General requirements

(2) Idem, development permits

- (d) have a detrimental impact

29. Change of use

(1) No person shall deviate from an existing land use or an approved plan of subdivision, including changing the use of a lot from the approved use, unless a revised plan of subdivision, where applicable, and an application for a change of use has been submitted to, and has been approved by, the Minister.

Idem

(2) Where a change of use application has been made, the Minister, in reviewing the application for a change of use, may take into consideration any written submissions received from the owners of lots within 330 feet (100 metres) of the lot to which the application applies.

Analysis

The Proposed Development's Alignment with the Planning Act, Associated Regulations, and Land Use Policy from a Planning Perspective

#	Legislation, Frameworks & Guidelines	Interpretation
1	<p>The <i>Planning Act</i>:</p> <p>2. The purposes of this Act are:</p> <p>(e) to address potential conflicts regarding land use.</p>	<p>Residential uses and industrial uses are incompatible and are not supported as good planning practice.</p> <p>Ensuring land uses are compatible is important for several reasons including minimizing exposure to nuisance, preserving character and well-being, reducing complaints, legal issues, and appeals, etc.</p>
2	<p>The <i>Planning Act</i>:</p> <p>(1) The Minister in carrying out the Minister's responsibilities in relation to planning matters and the effects of proposed development under this Act shall have regard but not be limited to matters of provincial interest, such as:</p> <p>(h) the effect of proposed planning development on, and measures for the protection of, public health and safety</p>	<p>Noise: Industrial operations often generate 24/7 noise from machinery, trucks, or loading docks.</p> <p>Light Pollution: Security or operational lighting may affect nearby residences, especially in 24-hour operations.</p> <p>In an email from the Manager of Water and Air Monitoring to the assigned development officer, it was stated, "From a planning perspective (which is your mandate, not mine) it seems like a big switch to move from commercial to industrial use in a residential area. One area that is under my mandate is noise issues/complaints. I can see noise issues related to construction activities from such an industrial operation, as it appears many of the surrounding properties were meant to be residential lots."</p>
3	<p>The <i>Planning Act – Subdivision and Development Regulations</i></p> <p>3. General requirements - subdivisions</p> <p>(2) No person shall be permitted to subdivide land where the proposed subdivision would</p> <p>(d) have a detrimental impact</p>	<p>Likely detrimental impacts resulting from the proposed change of use may include:</p> <p>Noise and Disturbance – Hours of operation (application states 10am to 5 pm, email states 9:30am to 5:30pm. No days of operation were stated).</p> <p>Deliveries – application states that there will be no deliveries "except for delivery of building materials."</p>

#	Legislation, Frameworks & Guidelines	Interpretation
		<p>Traffic and Safety Issues – Likelihood of increased road wear due to deliveries necessitating more frequent road maintenance.</p> <p>Social and Community Impacts – Likely increase in the loss of residential character of the area shifting to commercial/industrial use which may set a precedent that encourages further non-residential encroachment into residential areas.</p>

Planning Analysis

When considering planning applications for a recommendation, sound planning principles are applied to provide a framework for evaluating proposals and making informed, defensible recommendations. These principles ensure that development aligns with community needs, regulatory standards, and long-term sustainability. Sound planning principles include but are not limited to:

1. Consistency with Policy and Regulation:

Comment: As above

2. Contextual Fit:

Comment: The proposed industrial (manufacturing) use is incompatible with the area's current land uses. Many land uses within proximity of the subject land are single-unit residential uses. The subject property and an adjacent property would be considered commercial in nature. Wider uses outside the immediate vicinity would be resource (agricultural) use.

3. Public Benefit:

Comment: Public benefit may include local job creation and the support of housing provision through the manufacturing of prefabricated dwelling units potentially to address housing affordability. Generally, economic development is encouraged, particularly in appropriate areas where no risk to life, property and/or the environment exists. Existing infrastructure, such as roads, may be negatively impacted due to increased traffic and road wear.

4. Environmental Sustainability:

Comment: Environmental professionals within the Department of Environment, Energy and Climate Action (Air and Water Monitoring) were consulted on the proposed development. Issues regarding noise were noted to be of concern.

5. Infrastructure Capacity:

Comment: The subject property is serviced by on-site sewer and water. Existing infrastructure, particularly Houston Road, may be negatively impacted due to increased traffic and road wear resulting from deliveries of heavy goods vehicles.

6. Economic Viability:

Comment: The proposed development would likely be economically viable given the demand for affordable housing options across the island. The approval of industrial use would additionally likely generate increased tax revenue.

7. Community Engagement:

Comment: Neighbour notification letters were circulated, and several responses were received. Those who responded were not posing an objection on the condition that the land use would revert to the previous (current) land use following a change in ownership. If this condition could not be achieved, the neighbours voice objection based on the grounds of detrimental to neighbourhood character and the peaceful enjoyment of their properties.

8. Risk Mitigation:

Comment: No risks, such as the presence of wetlands or contaminated sites, were observed during the site visit or through desk-based research.

9. Transparency and Justification:

Comment: Relevant internal stakeholders were consulted. In the absence of a land use plan or stand-alone land use development policies, planning relies upon, in addition to sound planning principles, subject matter experts for input, statements of interest under section 2.1 (1) of the Planning Act, the Subdivision and Development Regulations, and any other provincial and federal regulations relevant to the specific application.

10. Cumulative Impacts:

Comment: Permitting/approving an industrial use may have environmental impacts such as noise pollution, health and well-being impacts related to a disturbance to the peaceful enjoyment of one's property, land use and community character impacts related to land use incompatibility, and infrastructure strain as a result of road wear, etc.

11. Long-Term Vision:

Comment: No provincial land use plan or province-wide land use development policies currently exist.

When reviewing a planning application, these principles are weighed against the proposal's specifics. The goal is to provide a balanced recommendation—approve, deny, or approve with modifications—that reflect these principles. This approach ensures recommendations are not just reactive but proactively guide development for the greater good.



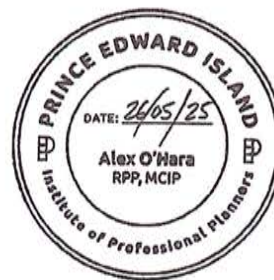
Interdepartmental Comments

Department of Environment, Energy and Climate Action (Air and Water Monitoring)

Recommendation

For the reasons noted in the above planning analysis, this proposed development does not meet the requirements of the *Planning Act* and the *Planning Act - Subdivision Development Regulations*, or sound planning principles. It is my professional recommendation that this development be *denied* based on, but not limited to, the above-noted considerations.

Alex O'Hara, RPP, MCIP, MRTPI, MIPI, AssocRICS, CAHP-Intern, EPT, MSci
Land Use and Planning Act Specialist
May 26, 2025



LAND USE PID 942011 PERSPECTIVES



5/26/2025

CLUI2020

RES

NON

TRN

COM

AGR

1:2,500

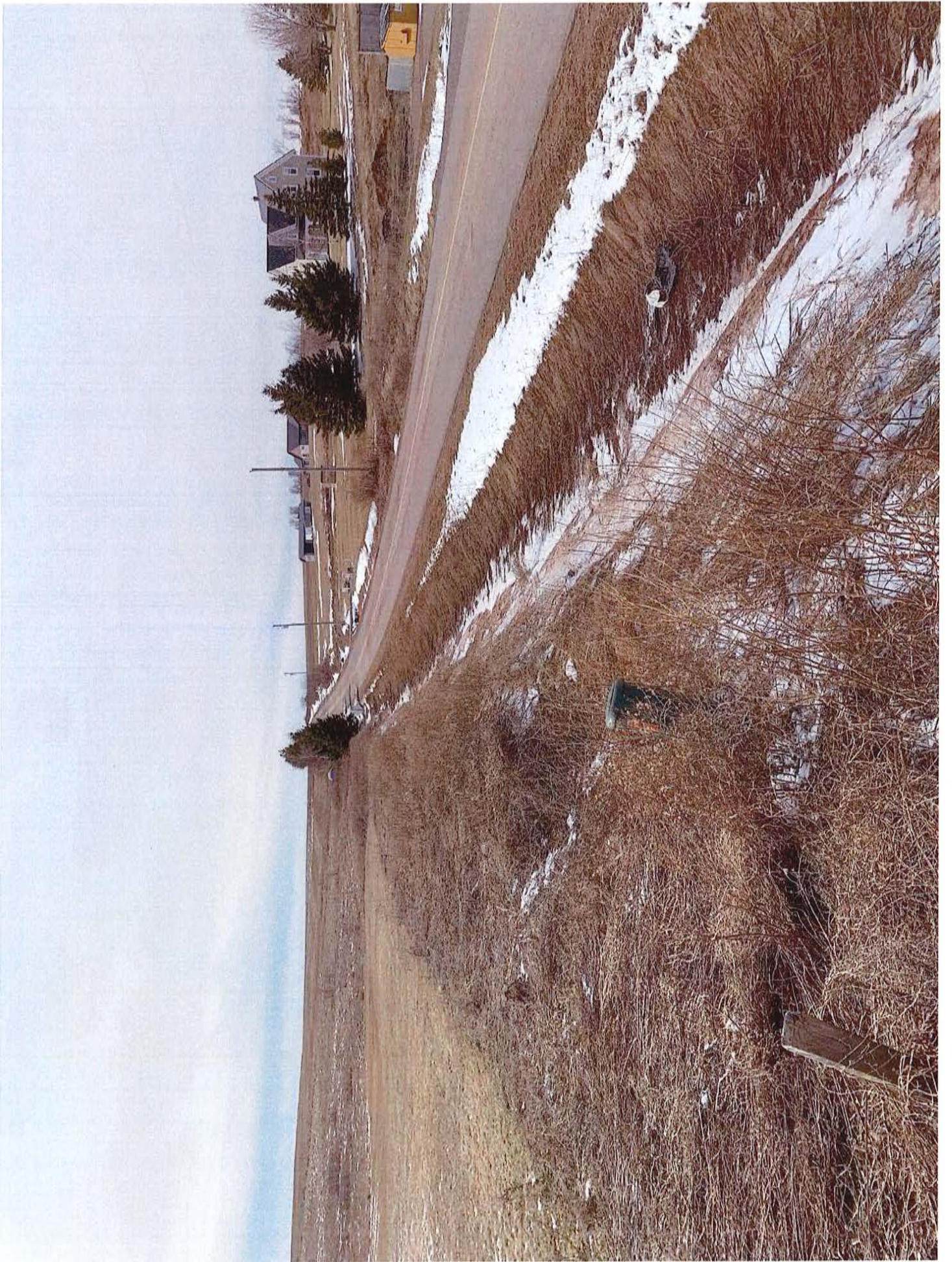
0 0.01 0.03 0.05 mi

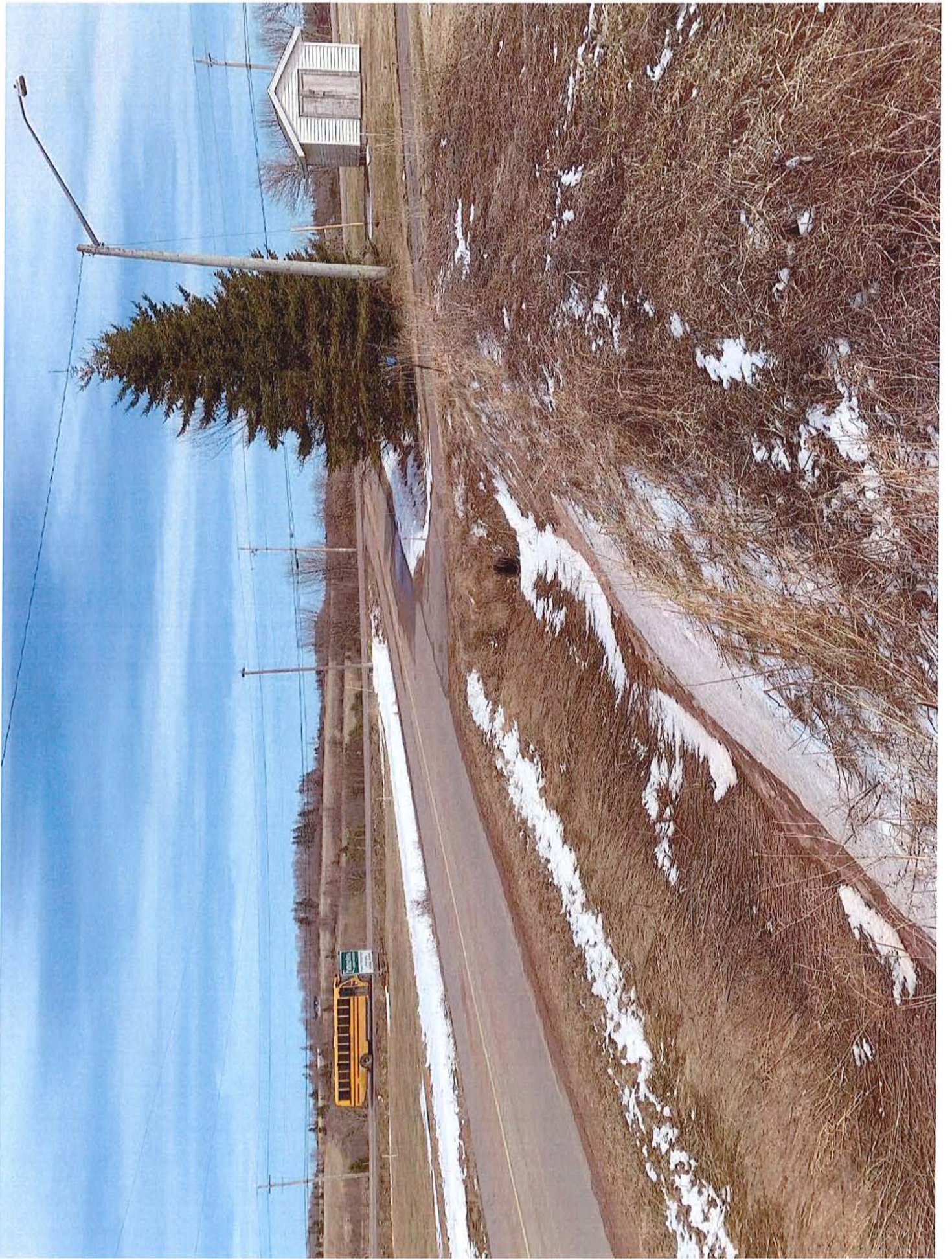
0 0.02 0.04 0.09 km

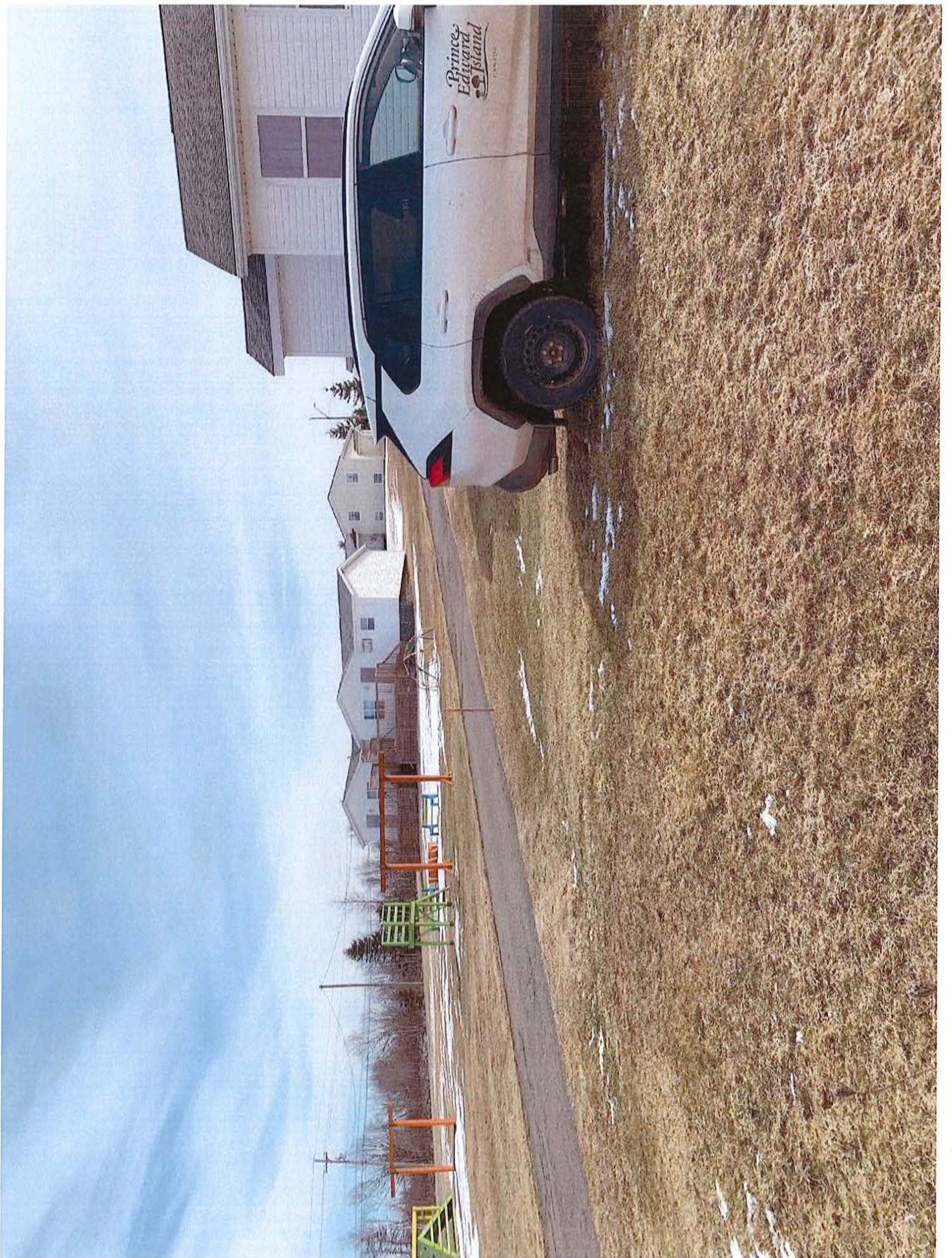
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

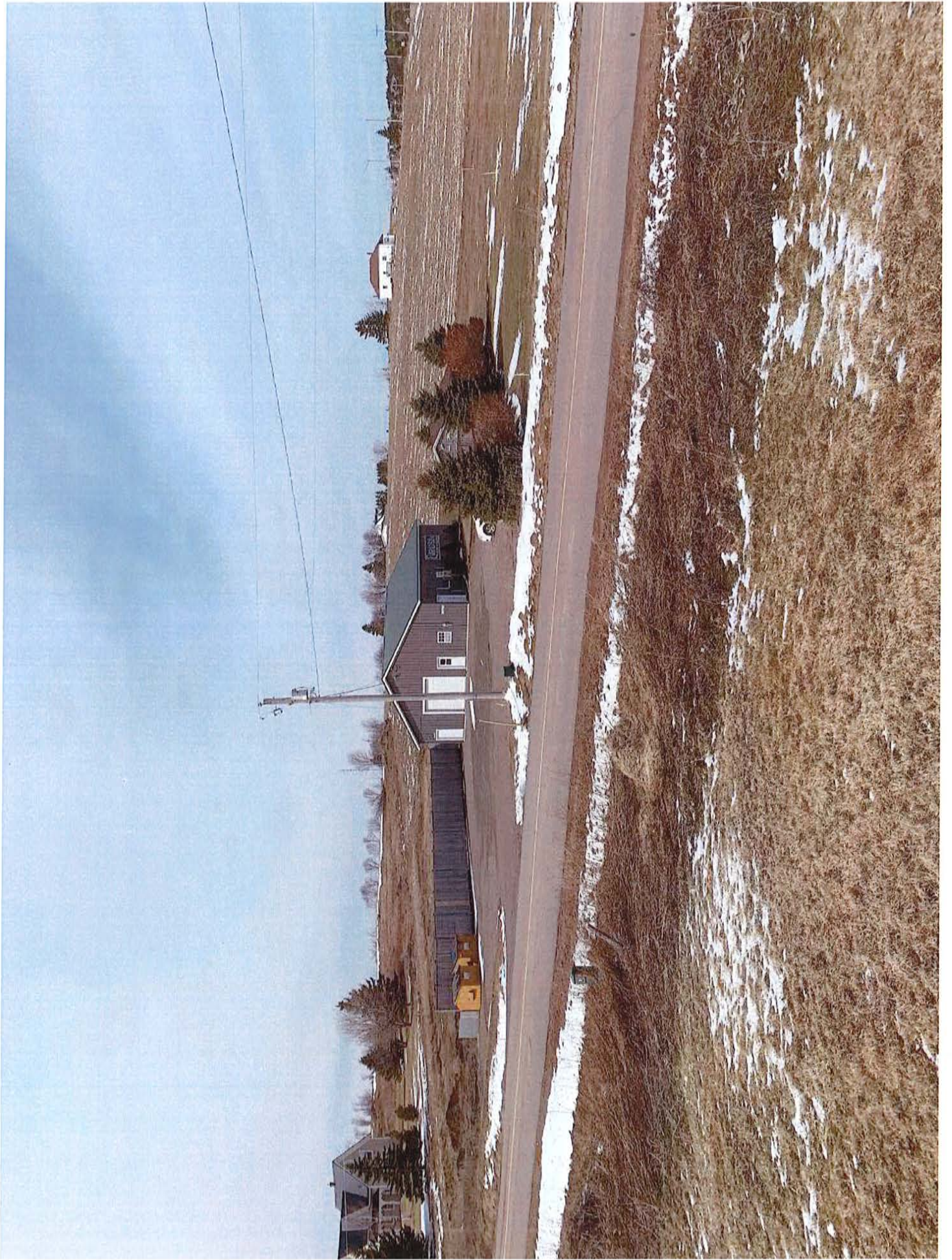












PID 942011



5/7/2025

CLUI2020

AGR

NON

TRN

Subject Property

FOR

RES

WET

COM

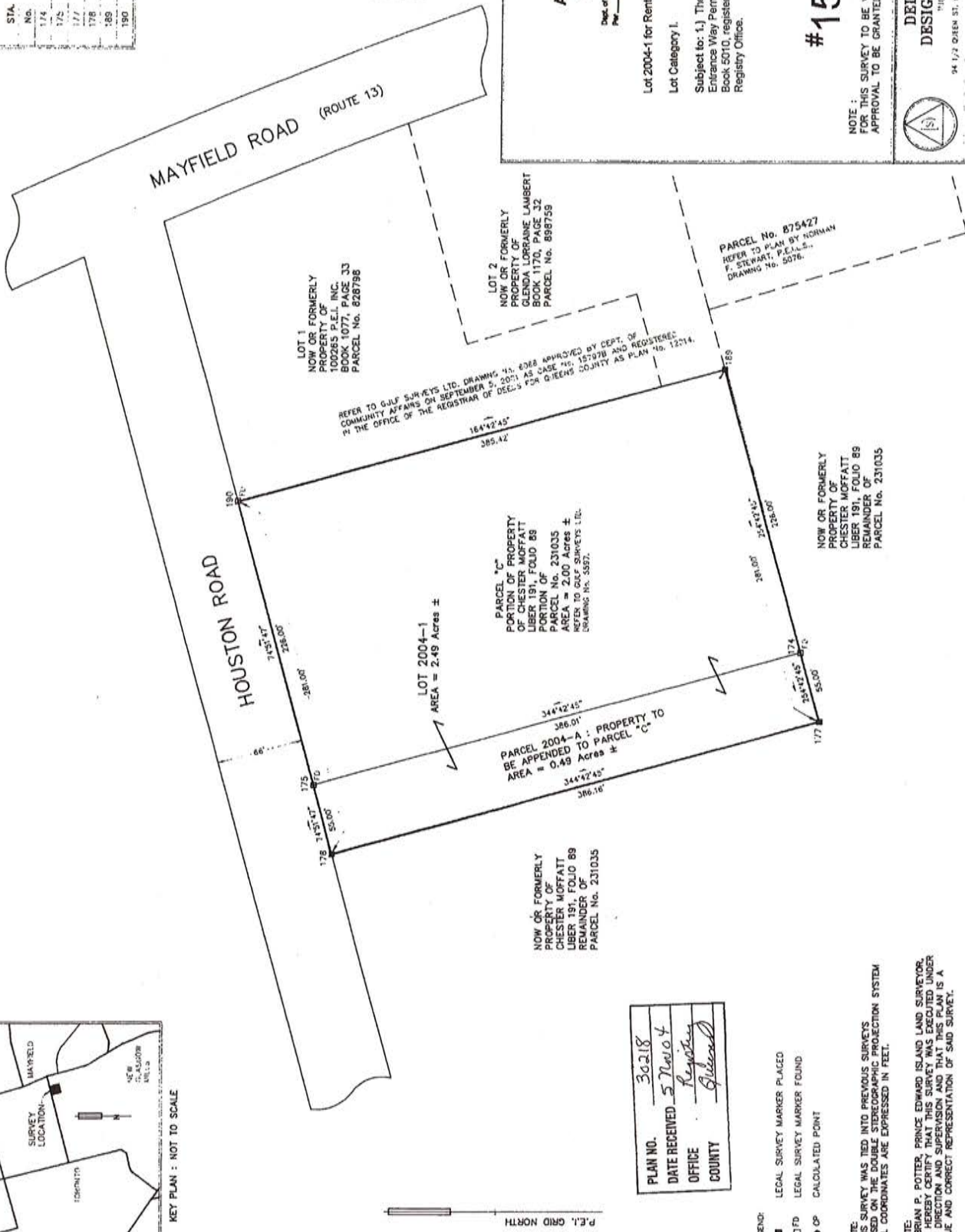
0 0.04 0.09 0.1 0.17 mi

0 0.05 0.1 0.2 km

Maxar

STA.	COORDINATES	
	EASTING	NORTHING
No.	410413.54	408685.15
174	410336.76	408457.30
175	410385.48	408670.65
176	410283.67	408443.14
180	410556.54	408144.74
190	410554.97	408516.57

Note: This subcategory includes all listed geologic areas which have not been land drained. They may include areas as large as entire river basins, or as small as individual wetlands, or as small as individual wetlands which may be part of a larger area.



APPROVED
NOV 03 2004

Dept. of Community & Cultural Affairs
For Shantell Cullen

Lot 2004-1 for Rental Cottage use only.

Lot Category I.

Subject to: 1.) The terms and conditions of the Entrance Way Permit, Document # 9602, Book 5010, registered at the Queens County Register's Office.

#15797D

NOTE :
FOR THIS SURVEY TO BE VALID, IT IS NECESSARY FOR
APPROVAL TO BE GRANTED BY THE APPROPRIATE AUTHORITY.

**DELTA SURVEYS -
DESIGNER SURVEYS INC.**

24 1/2 QUEEN ST. CHARLOTTE TOWN, P.E.I. P.O. BOX 418 P.L. 804-5531
MILKING PARLOR (1968) -

PLAN SHOWING A PORTION OF
PROPERTY OF CHESTER MOFFATT

LOCATION
MAYFIELD, LOT 23, QUEENS COUNTY, P.E.I.

SCALE	1"=50'	FILE	2004-1-14	SHEET	0
DATE	OCT. 22, 2004	DRAWING	0-24-075		1
DR-081	EL	CHECKED	R.D.S.		

NOTE: THIS SURVEY WAS TIED INTO PREVIOUS SURVEYS BASED ON THE DOUBLE STEREOGRAPHIC PROJECTION SYSTEM. ALL COORDINATES ARE EXPRESSED IN FEET.

NOTE:
I, BRIAN P. POTTER, PRINCE EDWARD ISLAND LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER
MY DIRECTION AND SUPERVISION AND THAT THIS PLAN IS A
TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

PLAN NO.	30218
DATE RECEIVED	5 Nov 04
OFFICE	Register
COUNTY	Quinn

LEGEND:

■	LEGAL SURVEY MARKER PLACED
□	LEGAL SURVEY MARKER FOUND
●	CALCULATED POINT

62 G 6th Dec 7A
62 G 6th Dec 7A

Dept. of Community & Cultural Affairs

Lot Category I
Lots 06-1 to 06-3 for Summer Cottage use only.

Subject to:

1. Adherence to the terms and conditions of the Entranceway Permit registered on the 3rd day of June A.D., 2005 and filed at the Queens County Registry Office as Document #4000 Book 5034.

2. Every deed of conveyance shall provide for the payment of a fee of \$100.00 to the lot to which the easement is appurtenant from the lot to which the easement is granted, to be paid to the public road, as shown on the plan.
3. Rights-of-way shown on the plan remaining private. The provisions of this plan in no way impairs the approval of Prince Edward Island accepts responsibility for construction or maintenance of highways or associated drainage facilities.
4. The construction and maintenance of railways and associated drainage facilities shall be the responsibility of the private rights-of-way shown on the plan, and the responsibility of the subscriber, or of an association of lot owners formed for that purpose.

Note: This subdivision approval has been issued in a geographic area which does not have land zoning. The area may include existing or future residential, commercial, agricultural, forestry, fishing, aquaculture, tourism, industrial or institutional uses which may influence the use of the site for which the approval has been issued.

PLAN NO. 32035
DATE RECEIVED 10 Oct 56
OFFICE Registry
COUNTY Grand

I, ROBERT A. TAIT, Prince Edward Island Land Surveyor, do hereby certify that this survey was executed under my direction and supervision and that this plan is a true and correct representation of the said survey.

P.E.I. Land Surveyor

GULF SURVEYS LTD.

134 Langworth Avenue
Charlottetown
Prince Edward Island
C1A 5B3

PLAN OF SURVEY SHOWING SUBDIVISION OF PROPERTY OF

219954
CHESTER D. MOFFATT

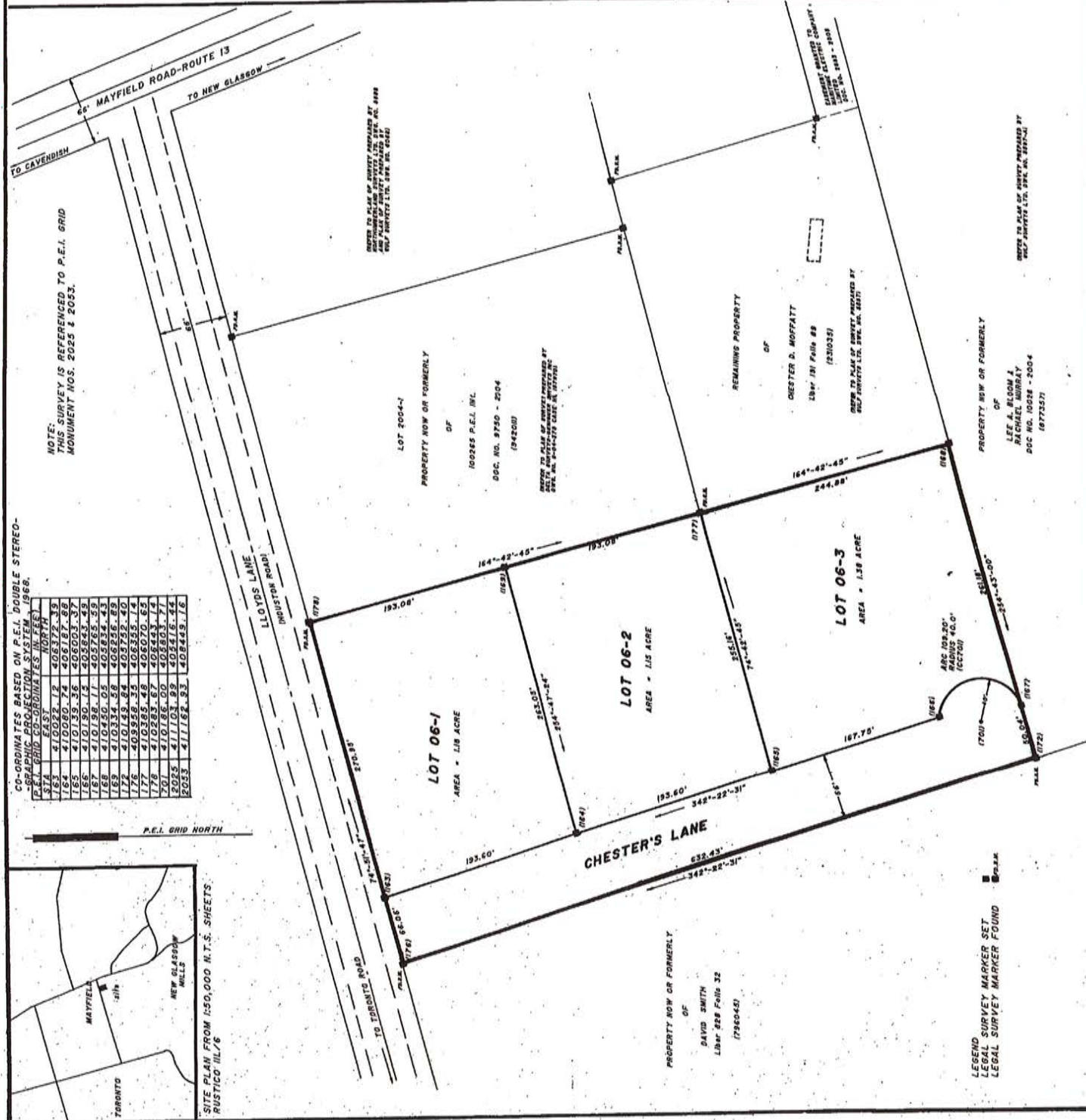
MAYFIELD LOT 23 QUEENS CO.

SCALE 1" = 60'

0 20 40 60 80 100 120 140 160

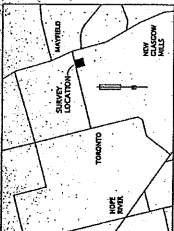
DWG. NO. 5597-B	DATE: SEPTEMBER 7, 2006
-----------------	-------------------------

RECEIVED SEP 18 2005



POINT	EASTING	NORTHING
1	410394.71	426562.89
2	410394.71	426562.89
3	410394.71	426562.89
4	410394.71	426562.89
5	410394.71	426562.89
6	410394.71	426562.89
7	410394.71	426562.89
8	410394.71	426562.89
9	410394.71	426562.89
10	410394.71	426562.89

This is not a certified copy.
For certified copies, please refer
to Section 42 of the Registry Act.



KEY PLAN: NOT TO SCALE

NOTE:
IT IS NECESSARY TO HAVE APPROVAL STAMPING ON THIS PLAN BEFORE
IT IS SUBMITTED TO THE REGISTRY.

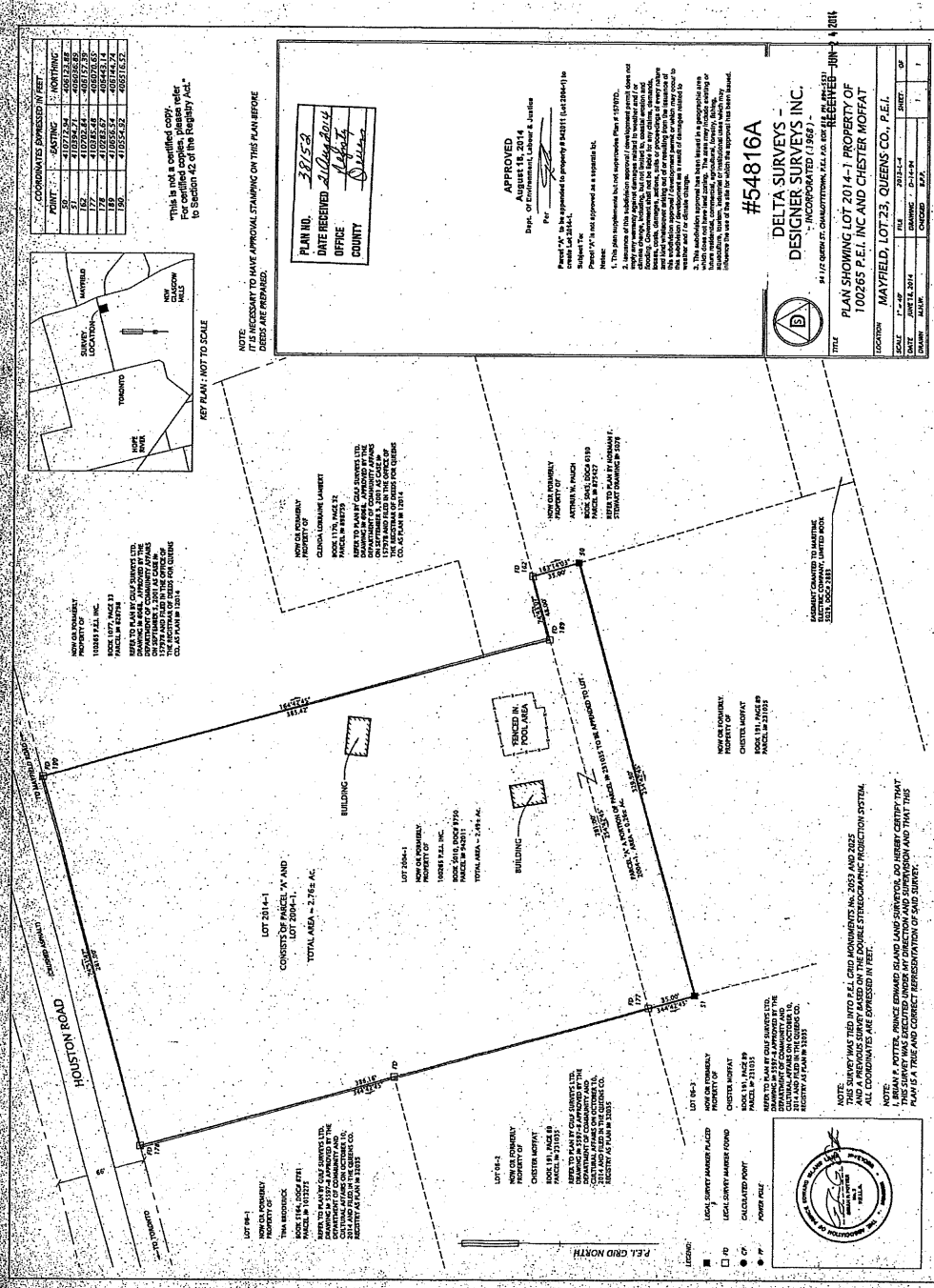
PLAN NO. 38553
DATE RECEIVED 21/09/2014
OFFICE Delta
COUNTY Quebec

APPROVED
August 13, 2014
By: Of Enregistrement, L'habitat & Justice

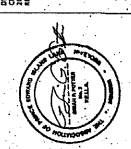
Per [Signature]
Present "N" is the registered to property # 845111 (Lot 13844) in
the name of [Name]
Subject "N"
Present "N" is not approved as a separate lot.
Present "N" is not approved as a separate lot.
1. The subdivision is in accordance with the provisions of the Act.
2. The subdivision is in accordance with the provisions of the Act.
3. The subdivision is in accordance with the provisions of the Act.
4. The subdivision is in accordance with the provisions of the Act.
5. The subdivision is in accordance with the provisions of the Act.
6. The subdivision is in accordance with the provisions of the Act.
7. The subdivision is in accordance with the provisions of the Act.
8. The subdivision is in accordance with the provisions of the Act.
9. The subdivision is in accordance with the provisions of the Act.
10. The subdivision is in accordance with the provisions of the Act.

#54816A
DELTA SURVEYS -
DESIGNER SURVEYS INC.
INCORPORATED (1987)
#412 QUEBEC, CANADA (TOWNSHIP) P.E.I. AS PER P.E.I. REG-151

TITLE
PLAN SHOWING LOT 2014-1 PROPERTY OF
100265 P.E.I. INC. AND CHESTER MOFAT
LOCATION MAYFIELD, LOT 23, QUEBEC CO., P.E.I.
SCALE 1"=40' FILE 2014-2-2 SHEET 1 OF 1
DATE JAN 13, 2014 DRAWING D-14-24
EXAMINER NAME CHECKED BY



NOTE:
THIS SURVEY WAS TIED INTO P.E.I. GRID MONUMENTS No. 2059 AND 2025
AND THE MONUMENTS WERE MEASURED BY THE SURVEYOR.
ALL COORDINATES ARE EXPRESSED IN FEET.
NOTE:
L. BRIAN P. POTTER, PRINCE EDWARD ISLAND LAND SURVEYOR, DO HEREBY CERTIFY THAT
THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.



Alex O'Hara

From: mayfieldcottages@aol.com
Sent: Thursday, May 22, 2025 12:45 PM
To: Alex O'Hara
Subject: RE: Nosie for new usage

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from mayfieldcottages@aol.com. [Learn why this is important](#)

Hi Alex,

as per our convo in your office, i'm not seeing how noise would be an issue for anyone as I have to protect my cottage guests as well so we only have the work performed from 9:30am-5:30pm. The carpenters are not noisy as they just all power tools so there's very minimal noise compared to manual hammering. only manual hammering would be doing the siding as everything else is a power tool. The only actual noise is when the electrician and plumber drills holes in the studs to carry their pipes or wires.

Currently I am commercial and can just build cottages there with a property development permit in addition to the building permit. however, since I am selling them to be moved to the buyer's lot i don't need a property development permit cause they will not be hooked up to power, water or sewer, that would get hooked up at the buyer's lot as would the occupancy permit be conducted at the buyer's lot when it's all set up and all hooked. Buyer is responsible to get their own electrician to hook up power, their own plumber to hook up the water, their own well company to drill the well and their own septic company install a new septic system.

I currently have 2 cottages being built on the other adjoining parcel of land that my rental cottages are on and they are at the painting and seamfilling stages and will be listed to be sold to be moved to buyer's lot. i also plan to sell off some of my rental cottages to be moved to buyer's lot and build new ones in their place that are more spacious and up to date. So as for noise level this construction will go on anyway even if the land is not approved for "industrial usage" so I'm not seeing the problem for changing for this usage.

i'd like be building 2-3 new ones to sell to be moved to a buyer's lot over on that parcel land and construction would only be from April (maybe mid March) thro till end of Oct or Nov (once winter sets in it's all over till spring).

I'm going to go tomorrow to apply for property development permit to build a cottage on that property to be sold since there may be a delay in getting approval for the industrial usage. We want to be able to start building some time in July for a new cottage there so that only gives me now 6-8 weeks to get permits approved and I will have to get the property development permit approved first before the building permit

So if you could attach this to your notes for the recommendation thing you were referring to that would be greatly appreciated.

Regards, Lorraine
100265PEI Inc
Mayfield Country Cottages
11 Houston Road, Mayfield
Property # 942011