
From: Maggie Grimmer [mailto:mgrimmer@csmlaw.com]
Sent: Friday, August 22, 2025 9:33 AM
To: Philip Rafuse <PJRafuse@irac.pe.ca>; 'mayfieldcottages@aol.com' <mayfieldcottages@aol.com>
Cc: Jessica Gillis <jgillis@irac.pe.ca>
Subject: RE: requesting an extension to get legal counsel

Good Morning Mr. Rafuse,

Further to the appeal documents submitted by Ms. Lambert in this matter, we wish to address some issues raised by the Mr. Flanagan in his response for clarification.

Potential Noise Issues

The response submitted on behalf of the Province identifies that Ms. Lambert's application identifies two sets of hours of operation, between 10:00 – 5:00 and between 9:30 – 5:30. Ms. Lambert wishes to clarify that the proposed hours of operation are between 10:00 – 5:00.

Additionally, Ms. Lambert can advise that the proposed days of operation will be from Monday to Friday only, excluding any weekday holidays, and that fabrication would only take place in the months of April – June and September – November.

Ms. Lambert is the sole operator of a rental cottage business during the months of May – October. She has no intention of having any trades on site that will affect her guests' comfort and enjoyment during their stay through excessive noise.

Traffic/Safety Issues

The response submitted on behalf of the Province identifies that the proposed deliveries to the property may lead to increased wear and tear on the Houston Rd. Ms. Lambert wishes to clarify the size and type of deliveries she anticipates will be made to the property, should the Change of Use be approved.

Ms. Lambert anticipates four deliveries per cottage, as follows:

1. 6x6 posts, 2x8 boards to build beams, 2x8 board to build floor joists, plywood to cover floor, 2x6 board to frame walls, and OSB to cover walls and roof trusses;
2. Roof trusses;
3. Windows and two exterior doors, vinyl siding; and
4. Drywall

Ms. Lambert intends to obtain all additional construction items and materials using her personal vehicle and small tow trailer (6x8), and does not anticipate any other large loads being delivered via the Houston Rd.

As set out in Ms. Lambert's appeal documentation, there are currently construction and moving companies using the Houston Rd. to move large items and deliveries with no issues. Ms. Lambert is not proposing a large-scale industrial intensification of use for the property, rather, she intends to build 1-2 cottages to be moved annually, should the Change of Use be approved.

Finally, Ms. Lambert wishes to point out that pursuant to the materials filed on behalf of the Province in this appeal, no concerns with respect to traffic or safety were raised by the Department of Transportation when contacted for input on the application (see Tab 5).

Mediation

Ms. Lambert has advised she is interested in attending mediation through IRAC, provided the representative for the Province is agreeable to same.

Thank you,
Maggie

Maggie Grimmer
Associate



65 Queen Street | P.O. Box 522 | Charlottetown, Prince Edward Island C1A 7L1
phone (902) 892-4156 | direct dial (902) 626-4262
fax (902) 566-1377

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From: Philip Rafuse <PJRafuse@irac.pe.ca>

Sent: August 13, 2025 9:51 AM

To: Maggie Grimmer <mgrimmer@csmllaw.com>; 'mayfieldcottages@aol.com' <mayfieldcottages@aol.com>

Cc: Jessica Gillis <jgillis@irac.pe.ca>

Subject: RE: requesting an extension to get legal counsel

Good morning,

Your extension request to August 22 is granted.

Sincerely,

Philip



Philip J. Rafuse, LL.B.
Appeals Administrator

T. 902.892.3501
D. 902.368.7850
1.800.501.6268
F. 902.566.4076
pjrafuse@irac.pe.ca

From: Maggie Grimmer [<mailto:mgrimmer@csmllaw.com>]
Sent: Tuesday, August 12, 2025 10:09 AM
To: Philip Rafuse <PJRafuse@irac.pe.ca>; 'mayfieldcottages@aol.com' <mayfieldcottages@aol.com>
Cc: Jessica Gillis <jgillis@irac.pe.ca>
Subject: RE: requesting an extension to get legal counsel

Good Morning Philip,

I have had the opportunity to review the written filings in this matter. I will need to meet with Ms. Lambert to discuss and obtain instructions for any further response that may be required.

I am requesting an additional extension of time to August 22nd to allow time to meet and obtain instructions.

Thank you,
Maggie

Maggie Grimmer
Associate



65 Queen Street | P.O. Box 522 | Charlottetown, Prince Edward Island C1A 7L1
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From: Philip Rafuse <PJRafuse@irac.pe.ca>
Sent: July 28, 2025 3:35 PM
To: 'mayfieldcottages@aol.com' <mayfieldcottages@aol.com>
Cc: Maggie Grimmer <mgrimmer@csmlaw.com>; Jessica Gillis <jgillis@irac.pe.ca>
Subject: RE: requesting an extension to get legal counsel

Good afternoon.

The Commission will grant a 2 week extension to you so you can meet / retain legal counsel.

I have copied Ms. Grimmer on my email to you.

Ms. Grimmer can be in touch with a status update before that time to request a further extension, if necessary, and the Commission will consider any request at that time.

Sincerely,

Philip



Philip J. Rafuse, LL.B.
Appeals Administrator

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pjrafuse@irac.pe.ca

From: mayfieldcottages@aol.com [<mailto:mayfieldcottages@aol.com>]
Sent: Monday, July 28, 2025 1:07 PM
To: Philip Rafuse <PJRafuse@irac.pe.ca>
Subject: Fwd: requesting an extension to get legal counsel

Hi,

I sent this email just now to mwalshdoucette@irac.pe.ca and got an automatic reply back that she is on vacation till August 11 and to send the email to you.

I'm requesting an extension (as Ms. Walsh-Doucette said I could in her reply to me last week) so I can meet with my lawyer who is tied up a bit this week with other legal matters for her clients. Ms Grimmer asked that I request an extension to give her sufficient time to review the case/documents and meet with me about the matter. Could you grant us an extension as my deadline is Aug 1st.

Thanks,

G. Lorraine Lambert

From: mayfieldcottages@aol.com

To: mwalshdoucette@irac.pe.ca

Sent: 2025-07-28 1:03:19 PM Atlantic Daylight Time

Subject: requesting an extension to get legal counsel

Hi,

it's been a lot of years since I had John Carr to any work for me cause I typically I used him for legal issues and just used a junior associate for real estate purchases and subdividing land and mortgages/financing as it was cheaper. I didn't know that John had retired. I'm using Maggie Grimmer for most of my purchase/sales agreements etc and she's familiar with dealing with IRAC on issues so I'll be using her as my legal advisor on this matter. She's back to work this week but she's tied up with court and discoveries and wouldn't get to look at the documents till end of the week or first of the next week. She has asked me to ask IRAC for an extension to give me time to get the documents to her for her review and for us to meet to consult about the matter. can you give us an extension to accommodate Maggie's schedule?

Thanks,

G. Lorraine Lambert

100265PEI INC

o/a Mayfield Country Cottages

11 Houston Road, Mayfield, PE

902-963-2163

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