



**IBI GROUP**  
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June 3, 2021

Matt Coffey  
Planning Coordinator, Approvals  
The Corporation of the County of Prince Edward  
280 Picton Main Street, Suite 201  
Picton, ON K0K 2T0

To Mr. Coffey:

**FLATT POINT SUBDIVISION  
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION, DRAFT PLAN OF CONDOMINIUM, OFFICIAL  
PLAN AND ZONING BY-LAW AMENDMENT  
IBI FILE NO. 122263**

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IBI Group is acting as the authorized agent for 712223 N.B. Ltd., the owner of vacant lands known as Flatt Point and legally described as Part of Lot A, Concession South of Prince Edward Bay, Geographic Township of South Marysburgh within the County of Prince Edward (Assessment Roll #135080401007501). The owner is submitting applications for Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment and Zoning By-law Amendment.

The submission includes the following drawings and reports:

- Draft Plan of Subdivision, prepared by Hopkins Chitty Land Surveyors, dated June 2, 2021
- Draft Plan of Condominium, prepared by Hopkins Chitty Land Surveyors, dated June 3, 2021
- Conceptual Plan, prepared by IBI Group, dated June 2, 2021
- Planning Rationale and Demonstration Report, prepared by IBI Group, dated June 3, 2021
- MDS Investigation, prepared by IBI Group, dated June 3, 2021
- Stormwater Management Design Brief, prepared by Groundwork Engineering, dated April 16, 2021
- Terrain Analysis Report, prepared by Groundwork Engineering, dated April 16, 2021
- Transportation Impact Study, prepared by IBI Group, dated May 11, 2021
- Phase One Environmental Site Assessment, prepared by Cambium, dated March 2, 2021
- Preliminary Environmental Impact Study, prepared by Ecological Services, dated June 3, 2021
- Stage 1 Archaeological Assessment, prepared by Abacus Archaeological Services, dated June 3, 2021
- Hydrogeological Assessment, prepared by Malroz Engineering, dated June 2, 2021

We note that the submission includes a Preliminary Environmental Impact Study and that additional field work is underway in support of the comprehensive Environmental Impact Study. Based on the Transition Policies of the 2021 Adopted Official Plan [Section 5.2.4(1)], we anticipate submitting this updated report once the additional seasonal field work is completed in Summer 2021. In the meantime, should you require anything further, please do not hesitate to contact the undersigned.

Sincerely,  
**IBI Group**

Mark Touw, MCIP, RPP  
Associate Director

Emma Stucke, MCIP, RPP  
Planner