

**MENLOVE LAW** PROFESSIONAL CORPORATION  
BARRISTERS & SOLICITORS

**316 MAIN STREET, PICTON, ON K0K 2T0 - 613 476 2116 PHONE - 613 476 8143 FAX**



June 23<sup>rd</sup>, 2021

County of Prince Edward  
Planning Services  
280 Main Street, Suite 201  
Picton, ON  
K0K 2T0

**Delivered**

Dear Sir/Madam:

**Re: Application for Severance and Rezoning  
Donald Stuart MacLean  
Vacant Land, Big Island**

---

We are writing you on behalf of Mr. Don MacLean as applicant, with his application to sever his current vacant land on Big Island under the current Official Plan (consolidated November 2006), as amended.

From the initial consultation (and subsequent follow up emails/discussions with Jaspreet Deol, Planner I at the Prince Edward County Planning department), please find enclosed the following documents related to this file:

1. The completed Consent and Rezoning Application to create 2 new severed lots, including the authorization for our office to act as agent, as well as the Cost Acknowledgement Agreement signed by the applicant,
2. A sketch of the proposed severed lots prepared by an Ontario Surveyor,
3. A copy of the sketch prepared by Quinte Conservation with their pre-application input provided to Mr. MacLean,
4. An Environmental Site Evaluation/Environmental Impact Study prepared by Ecological Services as required under s. 4.31 of the current Comprehensive Zoning By-law 1816-2006,
5. A copy of the Parcel Register for the subject property, and
6. A bank draft in the amount of 7,610.00 that represents the application fee of 5,610.00 (including the 200.00 for septic, as the proposed lots are not on town services) plus 2,000.00 for the Agreement Deposit.

## Overview

Don's land is +/- 14.5 hectares of land that has road frontage on South Big Island Road, which is a year round road maintained by the County of Prince Edward, and water/marsh front on the Bay of Quinte.

The property is in a rural region with a combination of waterfront cottages, rural single family residential dwellings and some larger parcels of vacant land.

A summary of the major facts of the subject property:

- Legal Description: PT LT 1 BIG ISLAND SOPHIASBURGH; PT RDAL ALONG SHORE OF THE BAY OF QUINTE IN BIG ISLAND SOPHIASBURGH CLOSED BY PE118637 PT 3, 4 47R4335 EXCEPT PT 1 TO 4 47R5159
- Tax Roll: 135091801503702
- Current Zoning: RU1 & EP-W
- Current Land Use: Shore Land
- Designation
- Proposal: Sever 2 residential building lots with a remnant under current Official Plan (consolidated November 2006).
- MDS Notes: No active barns in immediate vicinity (500 metres) to severed lands.

## Proposed Severance

Don proposes to sever 2 rural residential building lots at the east end of his property. Both lots are proposed as having +/- 122 metres of road frontage and between +/- 2.3 and 3.0 hectares of land.

The proposed severed lots are in keeping with the style, size and nature of the other residential lots in the area, and in some cases, the proposed severed lots have a larger area than the existing local residential lots, creating a more generous space for buffering, privacy and the maintaining of a rural, country feel.

## Hydrogeological Study Requirement

One item that was not initially listed as a requirement by Ms. Deol during the consultation process (first meeting April 7<sup>th</sup>, 2021, further confirmation by email May 3<sup>rd</sup>, 2021) was the potential for a Hydrogeological study for the subject property, to be prepared as part of the

severance application. This element was only recently confirmed by Ms. Deol as a requirement of application, as we were preparing to submit this package.

We understand the volume of requests being made of your group, and appreciate the efforts being made by all members of your team. A very stressful time to be sure! As such, we are not raising criticism, but do need to record the facts for this file. That being said, this additional requirement close to the eve of the filing deadline was a major development for Don.

As discussed with Ms. Deol, considering Don has been able to satisfy all other submission requirements for this application, and due to the limited time frame to submit the application under the current Official Plan (consolidated November 2006), combined with limitations for timing and seasonality factors when conducting the actual Hydrogeological study, Don respectfully relies on s. 5.2.4 sub 1 of the Official Plan Transition Policies (page 151), which allows an application such as this one, that is substantially complete and submitted prior to July 6<sup>th</sup>, 2021, to be accepted under the upcoming Official Plan (2021) where one report is not available.

Don will diligently continue his efforts to ensure a Hydrogeological study is performed as soon as practical.

#### Conclusion

Thank you for your time and efforts in working with us through this application. We look forward to your response.

Yours very truly,

**MENLOVE LAW PROFESSIONAL CORPORATION**



Kenneth Menlove  
Barrister & Solicitor

KGM:mm

Encl.