



September 29, 2022

Mr. James Griffin, Intermediate Planner  
Department of Development Services  
The Corporation of the County of Prince Edward  
280 Main Street, 2<sup>nd</sup> Floor  
Picton, ON K0K 2T0

Dear James:

**RE: File Nos. OPA8-2021, B130-21, B131-21, B132-21 and Z100-21 – 1539  
County Road 7 (Brenda Diane Sweet, Velma Lorraine Storms, Rosemary  
Darlene Martinali, Donna Elaine Sosnowski)**

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We are writing to you on behalf of Diane Sweet, co-owner of the subject property regarding the subject Official Plan Amendment Application (File No. OPA8-2021), Consent Applications (File Nos. B130-21, B131-21, B132-21) and Rezoning Application (File No. Z100-21) for 1539 County Road 7 in Ward 8 – North Marysburgh. Further to the technical review comments received from the County of Prince Edward Intermediate Planner (dated March 11, 2022) and Quinte Conservation Planning Technician (dated February 28, 2022), we wish to summarize and formally respond to these comments.

**Table 1**, below, is a summary of County of Prince Edward and Quinte Conservation comments and our response. This letter, as well as the below mentioned reports and drawings, form part of the application submission materials available to the public, staff and review agencies.

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1539 County Road 7 – Ward 8 – North Marysburgh

(Brenda Diane Sweet, Velma Lorraine Storms,

Rosemary Darlene Martinali, Donna Elaine Sosnowski)

Table 1: Technical Comments Summary

Agency/Staff/Date	Comment	Response
<b>Prince Edward County Development Services</b>		
<b>Intermediate Planner March 11, 2022</b>	1. <i>Please outline how the area identified in the Archeological Assessment as requiring a stage 3 will be protected ie special OP designation and Zoning Designation?</i>	1. Site BaGf-31 identified in the Archeological Assessment as requiring a Stage 3 will be addressed by avoidance and protection. In order to implement avoidance and protection measures, Stage 3 field work for Site BaGf-31 has been completed, clearly defining BaGf-31 as well as a required 10m setback. The Stage 3 limit of Site BaGf-31 and its 10m buffer has been surveyed for the purpose of describing legally and the Consent Sketch has been updated accordingly. Severed A will effectively own the BaGf-31 block; however, an Open Space (OS) Zone is proposed to be implemented to ensure it is preserved in perpetuity, in accordance with County policy for archaeological sites to remain through avoidance.

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	2. <i>Please provide a drawing showing the extent of the protected archeological area?</i>	2. The revised Watson is enclosed.
	3. <i>Please provide any communications between First Nations groups and RFA/Ground truth.</i>	3. A Record of Aboriginal Engagement Communications between First Nations Groups and Ground Truth is enclosed. RFA has not consulted directly with First Nations groups.
	4. <i>The Quonset Hut located on the retained lands looks to be encroaching into the County Road 7 road allowance. Please confirm if it is encroaching.</i>	4. The Surveyor has confirmed that the Quonset Hut is not encroaching into the County Road 7 road allowance. On the revised Watson sketch there is an arrow with a notation that says “Quonset Hut 0.6m North”.
	5. <i>Please provide a draft Official Plan Amendment.</i>	5. Draft Official Plan Amendment is enclosed.
<b>Quinte Conservation</b>		
<b>Planning Technician February 28, 2022</b>	6. <i>Please review Quinte Conservation Comments.</i>	6. Quinte Conservation Comments have been reviewed and responses have been provided below.

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Agency/Staff/Date	Comment	Response
	<p>7. <i>Please provide a response to all of the bolded comments.</i></p> <p>i. <i>QC staff request that the survey provided by Watson be updated to include the location of the wetland features identified in the EIS and the subsequent 15m setback. Additionally, the intermittent watercourse on Lot A should be included on the survey along with a 15m setback. The watercourse crossing on Lot B should also be identified on the survey so the driveway can be planned out accordingly. The 30m setback from the watercourse shown on the survey can remain and the 30m setback from the flood plain along the shoreline should be amended to depict either 15m from the flood plain or 30m from the top of bank, whichever is greater. Once the survey has been updated to demonstrate the setbacks and accurate building envelopes QC staff would not have any concerns with the application for consent as presented.</i></p>	<p>7.</p> <p>i. The revised Watson sketch is enclosed and includes the following:</p> <ul style="list-style-type: none"> <li>• Location of the wetland features and the required 15m setbacks.</li> <li>• The intermittent watercourse on Lot A has been removed. The feature was a “mapped feature” but was not observed in the field. Additional discussion has been added to the revised EIS.</li> <li>• Location of the watercourse crossing on Lot B (i.e., culvert).</li> <li>• The 30m setbacks from the flood plain along the shoreline have been amended to depict either 15m from the floodplain or 30m from the top of bank, whichever is greater.</li> <li>• The 15m setbacks from the permanent watercourse on Lot B have been updated to 30m.</li> <li>• The available building envelopes for the proposed severed lots</li> </ul>

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	<p>ii. Staff suggest that the recommendations for resurfacing and widening the driveway be followed as per the geotechnical report. Additionally, we recommend that drainage be maintained during the widening of the proposed right-of-way.</p> <p>iii. Provided that the changes noted above (in bold font) are made to the surveyor's sketch, Quinte Conservation has no objection to the application as presented.</p>	<p>have been updated accordingly.</p> <p>ii. Comment noted. Resurfacing and widening of the driveway will be in accordance with the geotechnical report recommendations, and existing drainage patterns will be maintained.</p> <p>iii. Comment noted. The revised Watson sketch is enclosed.</p>
	<p>8. Please provide an updated survey as per Quinte Conservation.</p>	<p>8. Please see response to comment #2 and #7 above.</p>
	<p>9. Please revise the EIS to correct errors as per Quinte Conservation.</p>	<p>9. The revised Environmental Impact Study is enclosed.</p>
<b>First Nations</b>		
<p><b>Intermediate Planner                  March 11, 2022</b></p>	<p>10. Please note Huron Wendat First Nations has noted they will be providing comments at the end of March. Once these comments have been received they will be provided. Please note that these comments may result in further comments from the Municipality.</p>	<p>10. Comment noted. No additional comments have been received to date.</p>

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Please do not hesitate to contact me if you require anything further in support of the submission.

Yours truly,



Shawn Legere, MCIP, RPP  
Senior Planner / Project Manager  
RFA Planning Consultant Inc.

/ Encl.

c.c. Ben Sweet, Ownership Representative  
Michael Michaud, Manager of Planning