



Ray Essiambre and Associates Ltd

December 18, 2023

Mr. Mr. Matt Coffey, MCIP, RPP
Planning Coordinator, Approvals
The Corporation of the County of Prince Edward
280 Main Street
Picton ON K0K 2T0

**RE: THIRD RESUBMISSION - APPLICATIONS FOR PLAN OF SUBDIVISION AND
REZONING IN PICTON ON LOYALIST HEIGHTS
Lots 19 and 20, Concession 3 Military Tract, Hallowell Township**

Dear Mr. Coffey:

On behalf of 1983358 Ontario Inc. owned by Mr. Narisu Huhe, I am forwarding the a response to the Comments Received from the County regarding to file the applications for Plan of Subdivision and Rezoning for Loyalist Heights. Enclosed is a Cheque payable to PEC in the amount of \$6,200 for the resubmission fee.

I have sent electronic files via Drop Box listed below to Pam Thompson.

1. Signed Draft Plan of Subdivision in PDF format
2. Signed Draft Plan of Subdivision CAD format
3. Planning Justification Report dated December 13, 2023.
4. Loyalist Heights TIS FINAL REVISED 2.0 July 2022
5. Loyalist Heights – Groundwater Impacts September 2022
6. FINAL Servicing Study – Sealed March 9, 2021
7. Stormwater Management Study December 2023
8. Updated Environmental Impact Study, September 2022
9. Excel Spread Sheet Reply to County Comments, November 2023.

Three Hard copies of revised reports and the revised Draft Plan will be delivered to the County on December 19, 2022.

The excel spreadsheet ‘Third Submission Comments’ contains the comments provided by the County and replies to the various topics and questions. The spreadsheet also contains a Tab showing the comparison of Zones. The Draft Plan has been revised to show resulting in only one road crossing of the Millennium Trail.

The Loyalist Heights Team has a meeting with the land owner to the east regarding matters of mutual interest. The owner to the east did not specific plans or a concept to discuss. The owner is going to contact Loyalist when their plans area more advanced and more discussion is warranted.



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I look forward to working with you and County staff to address any questions or resolve any issues that may arise and working toward the Public Meeting at Planning Committee.

Yours sincerely;

Ray Essiambre, Principal Planner

cc: Mr. Narisu Huhe
Michael Michaud
Matthew McIntosh