



Ray Essiambre and Associates Ltd

February 1, 2024

Mr. Scott Pordham
Policy Coordinator, Development Services
The Corporation of the County of Prince Edward
280 Main Street
Picton ON K0K 2T0

RE: SUPPORTING INFORMATION FOR REVISED APPLICATION FOR REZONING – 41 WILLOW LANE, CHERRY VALLEY, ONTARIO

Dear Mr. Pordham;

January 30, 2024 I provided a letter to the County that amended the rezoning application for Allswell resort. The letter is attached in Appendix 1. This letter provides background information in support of the rezoning application.

Land Uses

- A tourist establishment consisting of a maximum of 11 tourist cabins
- A motel with a maximum of 12 rooms.
- Total number of bedrooms is 28 which is the same number of rooms that currently exist at the resort.
- Un-motorized water craft rentals
- A barn for dry storage
- Accessory uses including and not limited to: a club house, food preparation area, boat launch, boat docks, pools, bars, and washrooms.

Sanitary and Water Services

- The site will be serviced with on-site private water and wastewater systems.
- Water will be supplied from the existing shore well.
- The wastewater system will include a private on-site filtration system that will discharge to a dispersal bed located on the site. The filtration system will discharge drinking water quality product. The discharge will not be into East Lake as previously proposed.

Parking

- Parking spaces required are 30 (1 per bedroom = 28 + 2 for administration)
- Parking spaces provided are 32 (includes 2 additional spaces and 2 accessible parking spaces)



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Supporting Studies

The use of the property has been reduced from the original list of proposed uses. The 100 day guests, a mobile restaurant and Tourist Inn have been removed. This will have the effect of reducing use of the property and it will be similar to the existing uses on the resort.

Water and Wastewater

Greer Galloway Group has confirmed that it will not be necessary to amend the Water and Wastewater Servicing Report since their revised rezoning will result in a reduction from the original proposed uses of the property.

EIS

The change in use of the property will not affect the results of the EIS report and the EIS does not need to be amended.

Entrance Brief

The Entrance Brief that was prepared in support of the original rezoning application has been updated and it will be submitted and as an attachment to this letter.

Public Information Meeting

A second public information meeting will be hosted by Allswell Resort prior to the rezoning application proceeding to Planning Committee. We will coordinate the date and location of the meeting with the County.

Please indicate if any additional information is required by the County regarding the amendment to proposed by-law.

Yours sincerely;

Ray Essiambre, Principal Planner

cc: Connor Paddon
Michael Michaud
Pam Thompson
Krista Libman



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Attachment 1

January 29, 2024

Mr. Scott Pordham
Policy Coordinator, Development Services
The Corporation of the County of Prince Edward
280 Main Street
Picton ON K0K 2T0

RE: REVISED APPLICATION FOR REZONING – 41 WILLOW LANE, CHERRY VALLEY, ONTARIO

Dear Mr. Pordham;

On October 30, 2023 a public information meeting was held by Tens of East Lake Realty Inc to explain the proposal to residents of the County and obtain comments from attendees. Residents voiced concern with the proposed additional uses that include 100 day guests, a mobile restaurant and an Inn.

On November 9, 2023, the Applicant requested that the rezoning be placed on hold.

Tens of East Lake Realty Inc will now like to move forward with the rezoning application. Attached is a revised draft by-law that removes three of the previously proposed permitted uses; 100 additional guests, the Mobile Restaurant and the Tourist Inn. All other provision of the zoning by-law remain unchanged. Also attached is the revised rezoning application form.

I suggest we have a telephone meeting at your earliest convenience to discuss what additional information the County will need to move forward with the rezoning application such as updated technical studies which have been completed and a revised concept plan.

Yours sincerely;

Ray Essiambre, Principal Planner

cc: Connor Paddon
Michael Michaud
Pam Thompson
Krista Libman



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A BY-LAW TO AMEND COMPREHENSIVE ZONING BY-LAW NO. 1816-2006, AS AMENDED (41 WILLOW LANE, PART OF LOTS 11 AND 12, CONCESSION 1 SOUTH SIDE OF EAST LAKE, WARD OF ATHOL

WHEREAS By-law No. 1816-2006, as amended, is the Comprehensive Zoning By-law governing the lands located within the County of Prince Edward in the Ward of Athol.

AND WHEREAS the Council of the Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 1816-2006 for the lands described as Part of Lots 11 and 12, Concession 1 South Side of East Lake, former Township of Athol, in the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended; NOW THEREFORE the Council of The Corporation of the County of Prince Edward enacts as follows:

DEFINITIONS AND INTERPRETATION

1. THAT Schedule "A" to By-law No. 1816-2006, as amended, is hereby amended by changing the zone category thereon from the Special Tourist Commercial (TC-19) Zone to the Special Tourist Commercial (TC-19-H) Holding Zone in accordance with the Schedule "1" attached hereto.
2. THAT Schedule "1" attached hereto forms part of this by-law.
3. THAT By-law 1816-2006, as amended, is hereby amended by deleting Section 22.5.19 and replacing it with the following:
"22.5.19 TC-19-H Zone (Part Lots 11 and 12, Concession 1 South Side of East Lake, Ward of Athol - 41 Willow Lane)

Notwithstanding any provisions of this By-law to the contrary, within the TC-19-H Zone, the following provisions shall apply:

i. Permitted Non-Residential Uses

1. A tourist establishment consisting of a maximum of 11 tourist cabins
2. A Motel with a maximum of 12 rooms
3. Un-motorized water craft rentals
7. A barn for dry storage
8. Accessory uses including and not limited to: a club house, boat launch, boat docks, pools, bars, and washrooms.

ii. Minimum lot frontage 28 m on a private right-of-way



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- iii. Minimum front yard of the barn existing at the date of passing of this by-law shall be 10.9 metres
- iv. Minimum easterly interior side yard of the barn existing at the date of passing of this by-law shall be 3.0 metres.
- v. Minimum easterly interior side yard of the building, existing at the date of passing of this by-law shall be 4.0 metres.
- vi. Setback of an existing cabin at the waterfront to the high water mark shall be 9.9 metres.
- vii Minimum easterly interior side yard setback for the cabin at the waterfront shall be 2 metres.
- vii. A By-law shall not be enacted to remove the "Holding" (-H) symbol until such time as:
 - 1. The on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP).
- viii. Upon removal of the "Holding" (-H) symbol by Council, the uses and zone provisions of the TC-19 Zone shall apply."

4. THAT this by-law shall come into force and take effect immediately upon the final passing thereof by Council in accordance with the provisions and regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

Read a first, second and third time and finally passed this ___th day of, _____2023.

Catalina Blumenberg,

Clerk Steve Ferguson, Mayor



Schedule A

