



August 16, 2024

Ms. Angela Buonamici, MCIP, RPP
Planning Coordinator,
Planning Division, Development Services
The Corporation of the County of Prince Edward
280 Main Street, 2nd Floor
Picton, Ontario
K0K 2T0

Dear Angela:

RE: Application for Zoning By-law Amendment – 1874 County Road 12, Ward of Bloomfield/Hallowell – Dunes Lookout Resort – West Lake Lodge Ltd.

On behalf of West Lake Lodge Ltd., I am pleased to submit an application for Zoning By-law Amendment for the property legally described as Part of Lot 4, Concession South East Side of West Lake Hallowell, Part 2 & 4 47R290; Subject To PE50638; Subject to Right No. PE50638; Subject to HW15087 (PIN 55051-0291), known municipally as 1874 County Road 12, Ward of Bloomfield/Hallowell, County of Prince Edward.

Pre-consultation meetings were held with County of Prince Edward Planning Staff on March 17, 2023 and May 16, 2024. The application and supporting documents have been prepared in light of these pre-consultations and the comments provided by Prince Edward County Staff. A Public Information Meeting was held for residents within 500m of the subject property on April 30, 2024. The Site Plan has been revised in light of these comments and the comments are attached within the Planning Justification Report as Appendix A. As a pre-consultation was held on May 16, 2024 and the application has been submitted within one year of the pre-consultation – we have deducted the pre-consultation fee from the application fee

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as per Foot Note 3 of Schedule “E” of the County’s Fees & Charges By-law (By-law No. 168-2023).

In support of the application, the following has been submitted:

- 1 cheque totaling **\$4,827.71** (\$3,225.42 Zoning By-law Amendment Application Fee - \$534.10 Pre-Consultation Fee + \$2,136.39 Agreement Deposit) made payable to the County of Prince Edward for Zoning By-law Amendment Application fees;
- 1 copy of Zoning By-law Amendment Application form, signed and commissioned by West Lake Lodge Ltd.;
- 1 copy of the PIN Map and Parcel Register Page for PIN 55051-0291;
- 1 copy of the Pre-Consultation Summary, prepared by County of Prince Edward Planning Staff, dated April 3, 2024;
- 3 copies of the Planning Justification Report, prepared by RFA Planning Consultant Inc., dated August, 2024;
- 3 copies of the draft Zoning By-law Amendment + Schedule, prepared by RFA Planning Consultant Inc., dated August, 2024;
- 3 copies of the Site Plan, prepared by RFA Planning Consultant Inc., dated August 12, 2024;
- 3 copies of the Stage 1 & 2 Archaeological Assessment, prepared by AS & G Archaeological Consulting Inc., dated September 7, 2023;
- 3 copies of the Stage 3 Archaeological Assessment, prepared by AS & G Archaeological Consulting Inc., dated June 28, 2024;
- 3 copies of the Stage 3 Archaeological Assessment, Record of Indigenous Engagement, prepared by AS & G Archaeological Consulting Inc., dated July 23, 2024;
- 3 copies of the Traffic Brief, prepared by the Greer Galloway Group Inc., dated June 28, 2024;
- 3 copies of the Hydrogeological and Geotechnical Study with Functional Servicing Evaluation, prepared by the Greer Galloway Group Inc., dated July, 2024;
- 3 copies of the Storm Water Management Brief, prepared by WSE Consulting, dated July, 2024;
- 3 copies of the Lot Grading & Drainage Plan, prepared by the Greer Galloway Group Inc., dated July 29, 2024;
- 3 copies of the Environmental Impact Study, prepared by the Greer Galloway Group Inc., dated August 6, 2024;

- 3 copies of the Minimum Distance Separation Formulae Calculation, prepared by RFA Planning Consultant Inc., dated April 29, 2024;
- 1 USB Stick containing all the above noted drawings, plans, letters and responses in PDF Format.

Should you have any questions surrounding the above noted materials, please do not hesitate to contact us at ruth@rfaplanningconsultant.ca or 613.966.9070.
Yours truly,



Ruth Ferguson Aulhouse, MCIP, RPP
RFA Planning Consultant Inc.
c.c. West Lake Lodge Ltd. (Sean McKinney)