



December 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: Second Submission : 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 the second submission for the 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.

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

- 3 copies of the Planning Justification Report – Second Submission, prepared by RFA Planning Consultant Inc., dated December, 2024;
- 3 copies of the revised Site Plan, prepared by RFA Planning Consultant Inc., dated November 18, 2024;
- 3 copies of the Response Matrix to PEC first submission comments, prepared by RFA Planning Consultant Inc., dated December 12, 2024;

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Dunes Lookout Resort – West Lake Lodge Ltd.

- 3 copies of the draft Zoning By-law Amendment + Schedule, prepared by RFA Planning Consultant Inc., dated August, 2024;
- 3 copies of the updated AgriSuite MDS Form, RFA Planning Consultant. December 2, 2024
- 3 copies of the Stage 3 Archaeological Assessment, prepared by AS & G Archaeological Consulting Inc., dated August, 2024;
- 3 copies of the Stage 3 Archaeological Assessment, Record of Indigenous Engagement, prepared by AS & G Archaeological Consulting Inc., dated August, 2024;
- 3 copies of the Lot Grading & Drainage Plans, prepared by the Greer Galloway Group Inc., dated November 25, 2024;
- 3 copies of the Storm Water Management Brief, prepared by WSE Consulting, dated December, 2024;
- 3 copies of the Traffic Brief, prepared by the Greer Galloway Group Inc., dated June, 2024 (with updated Site Plan and address);
- 3 copies of the Hydrogeological and Geotechnical Study with Functional Servicing Evaluation, prepared by the Greer Galloway Group Inc., dated July, 2024 (with updated Site plan and address);
- 3 copies of the Environmental Impact Study, prepared by the Greer Galloway Group Inc., dated August, 2024 (with updated Site Plan and address);

A link to the digital files in this second submission has been sent to you by email.

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 Aulthouse, MCIP, RPP
RFA Planning Consultant Inc.
RFA

c.c. West Lake Lodge Ltd. (Sean McKinney)