

RESUBMISSION COVER LETTER

COLD CREEK SUBDIVISION

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December 12, 2024

Mr. Matt Coffey

Planning Coordinator, Approvals
The Corporation of the County of Prince Edward

**RE: Cold Creek Subdivision
Settlement Resubmission Cover Letter
Zoning By-law Amendment and Draft Plan of Subdivision**

Dear Mr. Coffey,

Fotenn Planning + Design is pleased to submit this letter and supporting documentation on behalf of Port Picton Homes (2422092 Ontario Ltd.) for the property legally known as Part of Lots 21 & 22, Concession 3 Military Tract, Hallowell in Prince Edward County. This letter provides an overview of the resubmission made intended to facilitate settlement proceedings between the applicant and the Council of Prince Edward County.

Please refer to the following documents, submitted in support of this letter:

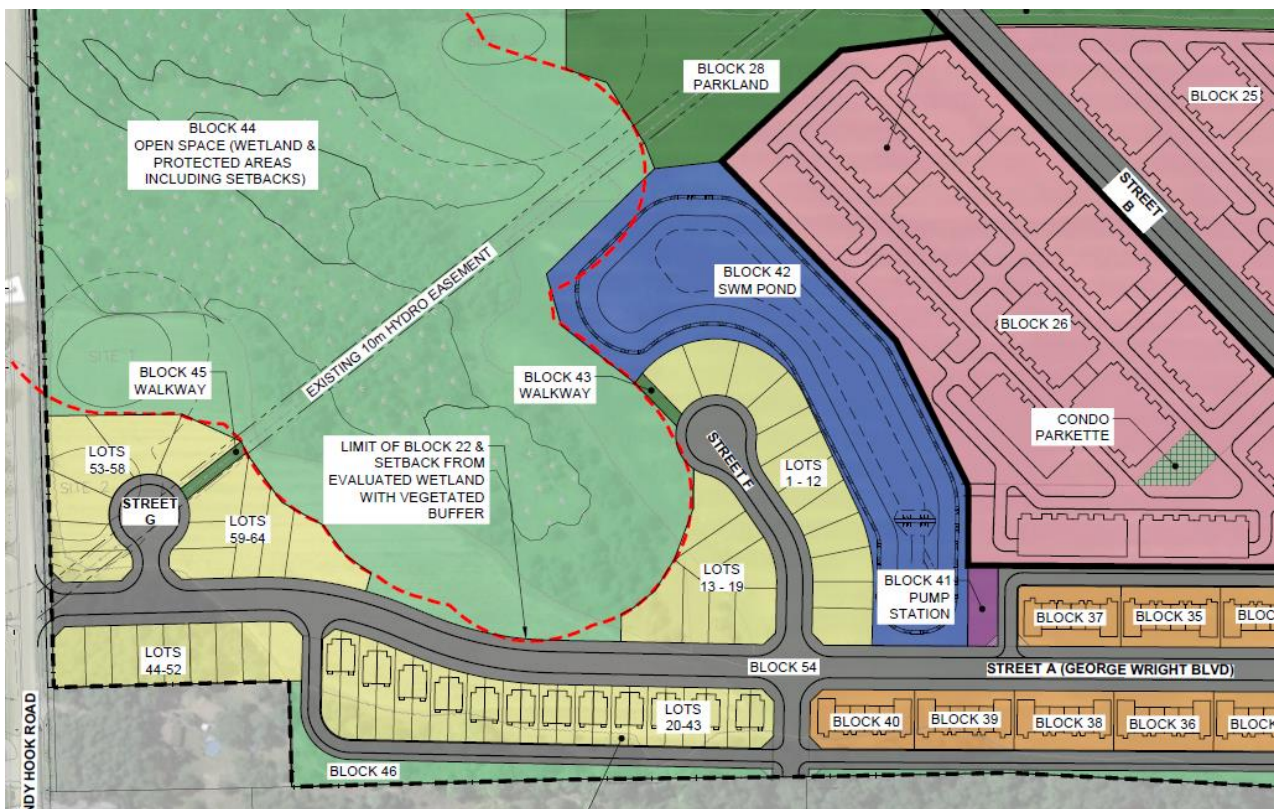
- / Revised Concept Plan;
- / Revised Draft Plan of Subdivision;
- / Revised draft zoning by-law amendment text; and,
- / A Hydrogeologic Assessment and Water Balance Study prepared by BluMetric.

Updated Concept Plan

An updated Concept Plan is being provided in response to the technical comments and feedback received through the application process. Notable changes to the proposed development include:

- / A development setback of 50 metres from adjacent wetlands for all residential uses;
- / 4 lots (previously shown as lots 21-24 on previous plans) on the west side of Road A (George Wright Boulevard) have been removed to permit the increased development setback;
- / The intersection of Road A (George Wright Boulevard) and Sandy Hook Road has shifted west to increase the distance from adjacent residential entrances fronting on Sandy Hook Road (County Road1);
- / The lot fabric in the southern portion of the site (e.g., Lots 28-48 as shown on previous plans) has been redistributed to accommodate the new road realignment, including the removal of 11 lots;
- / Nine (9) lots have been added to the east of Road A due to the road realignment, partially compensating for the lots lost to the west;
- / The lots on the north/northwestern portion of Street F have been amended and redistributed to permit the increased wetland buffer; and,
- / The lot fabric / numbering has been updated on the revised draft plan to better reflect the intended build out process.

The images below compare the concept plan provided with the original submission (above) and the proposed revised Concept Plan (below).



Resubmission Details

Wetlands

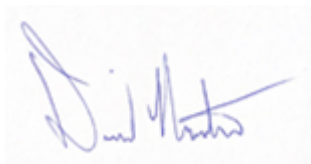
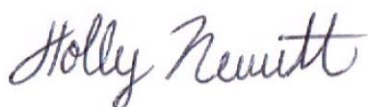
The wetland setback has been increased to 50 metres from all proposed residential development, creating a significant buffer to natural features. The Environmental Impact Study, prepared by a licensed ecologist, does not anticipate that the proposed development will impact the ecological function of the wetland.

George Wright Boulevard Extension

The extension of George Wright Boulevard (Road A) to the northern property boundary is shown on the plans submitted at the request of County staff. The Transportation Impact Statement prepared to support the proposed development confirms that this connection is not required to facilitate acceptable traffic flows to the site or through the proposed development. Similarly, the Functional Servicing Report and Stormwater Management Report confirm that the road connection is not required to supply sufficient servicing infrastructure for the proposed development.

We trust that the resubmission addresses outstanding concerns for the proposal, and that development can move forward to a supportive recommendation. Please feel free to contact the undersigned with any additional comments or questions at 613.542.5454.

Respectfully submitted,

	
Dave Nanton, MCIP RPP Senior Planner Fotenn Planning + Design	Holly Newitt, MCIP RPP Planner Fotenn Planning + Design