



February 14, 2025

Ms. Emily Overholt  
Intermediate Planner – Department of Development Services  
The Corporation of the County of Prince Edward  
280 Main Street, 2<sup>nd</sup> Floor  
Picton, ON, K0K 2T0

Dear Emily:

**Re: Rezoning Application – 3131 Victoria Road – Part of Lots 105 and 106, Concession 2, Township of Ameliasburgh, as in Instrument No. 126341, except Instrument No. 152278 and except Part 3 on Plan 47R-2102, Now in the Municipality of Prince Edward County (Brad Bamford Holdings Ltd.)**

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On behalf of Brad Bamford Holdings Ltd., I am pleased to submit drawings and documents in support of the subject Rezoning Application for the property located at 3131 Victoria Road, legally described as Part of Lots 105 and 106, Concession 2, Township of Ameliasburgh, as in Instrument No. 126341, except Instrument No. 152278 and except Part 3 on Plan 47R-2102, Now in the Municipality of Prince Edward County.

**A cheque in the amount of \$4,646.65 for a Rezoning Application, payable to the Municipality of Prince Edward County and the completed Rezoning Application have already been provided.**

In support of the Rezoning Application, I am enclosing the following:

- 1 copy of the Site Plan (1:5,000 scale) by RFA Planning Consultant Inc., dated November 25, 2024;

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

613.966.9070 [www.rfaplanningconsultant.ca](http://www.rfaplanningconsultant.ca)

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- 1 copy of the Existing Conditions drawing (1:1,250 scale) by Greet Galloway Group, dated May 01, 2024;
  - 1 set of the Lower Floor Plan and Upper Floor Plan (1/4":1'-0"scale) prepared by Andrew Smith Architect, dated September 06, 2024;
  - 1 copy of the Planning Rationale, prepared by RFA Planning Consultant Inc.;
  - 1 copy of the Development Entrance Brief, prepared by Greer Galloway Group;
  - 1 copy of the Stormwater Brief, prepared by Greer Galloway Group;
  - 1 copy of the Fire Protection Letter, prepared by Greer Galloway Group;
  - 1 copy of the Sewage Servicing Study, prepared by Greer Galloway Group;
  - 1 copy of the Noise Impact Study, prepared by Cambium Inc.;
  - 1 completed Minimum Distance Separation calculation report, prepared by RFA Planning Consultant Inc.;
  - 1 set of the Property Index Map and Parcel Register for PIN 55012-0054;
  - 1 copy of Instrument No. 126341;
  - 1 copy of Instrument No. 152278;
  - 1 copy of Reference Plan 47R-2102; and
  - 1 set of the Pre-Consultation Summary letter of emails.

Any of the documents referenced above can be emailed upon request. Please do not hesitate to contact me if you require anything further in support of the submission.

Yours truly,



Shawn Legere, MCIP, RPP  
Vice President / Senior Planner  
RFA Planning Consultant Inc.

/ Encl.

c.c. Brad Bamford Holdings Ltd.