



April 24, 2024

Mr. Matt Coffey, RPP  
Planning Coordinator, Approvals  
Development Services  
The Corporation of the County of Prince Edward  
280 Picton Main Street, 2<sup>nd</sup> Floor  
Picton, Ontario  
K0K 2T0

**Dear Matt,**

**Re: Rezoning Application – Part of Lot 298, Plan 8 Wellington, Part 1 on 47R3312, Geographic Township of Hillier, County of Prince Edward; 47 Wharf Street (Owner: Drake Devonshire GP Inc.)**

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The property subject to this Zoning By-law Amendment is located at 47 Wharf Street, in Wellington. The property is currently developed with a single detached dwelling consisting of 5 bedrooms which have been utilized for Staff Housing to support the Drake Devonshire Inn.

This application has been submitted in conjunction with a Site Plan Control Application for an expansion of the Drake Devonshire Inn (20-24 Wharf Street). The Owner is proposing an expansion of 12 hotel units and the removal of the existing dwelling at 20 Wharf Street. Due to ongoing servicing constraints and discussions with County of Prince Edward Development Services Staff, this Zoning By-law Amendment for 47 Wharf Street has been prepared. The intent of this Zoning By-law Amendment is to exchange servicing allocation from 47 Wharf Street to the Drake Devonshire Inn; this will ensure that the expansion does not increase the sanitary servicing demand within the Village of Wellington.

The proposed Zoning By-law Amendment will place the subject property (47 Wharf Street) into a Holding Provision which will restrict the use of the property and will not allow for residential uses, until such time as there is sufficient sanitary capacity available. The Holding provision will not allow for the property to be used for residential uses, as such the building would only be able to be used for storage purposes. The applicant is not proposing any interior renovations or removal of any

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sanitary sewer or municipal water connections. The intent would be that the building will not be used for residential or any other purposes and this restriction will be enforceable through the Zoning By-law and Section 34 of the Planning Act. The Holding Symbol will not to be removed by Council until adequate sanitary servicing capacity is available.

This application has been submitted in response to your email from February 29<sup>th</sup>, 2024, that the following steps will need to be undertaken:

- The file OPA-9-2021 will be withdrawn/closed.
- A new zoning application will need to be filed and approved by council that places 47 Wharf into a Holding zone. The building will then need to be decommissioned until additional servicing capacity exists in Wellington.

This Zoning By-law Amendment has been submitted concurrently with the Site Plan Control Application for the Drake Devonshire and is expressly to restrict usage of the building at 47 Wharf Street so that sanitary sewer servicing allocation can be given to the Drake Devonshire Inn expansion. It is anticipated that the implementation of the Zoning By-law Amendment would occur at the time of the execution of the Site Plan Control Agreement for the Drake Devonshire Inn.

The previous planning applications for 47 Wharf Street dated July 19, 2021 are hereby withdrawn. This is PEC File #OPA-9-21 for the OPA application, and a corresponding rezoning PEC File #Z110-21 that would have designated 47 Wharf Street as "Village Core Area" and rezoned it to "Special Core Commercial (C-1) Zone". The existing R1 Zone would be rezoned to an R1-H Zone with the new application now being filed.

Should you have any additional questions, please do not hesitate to contact me.

Yours truly,



Ruth Ferguson Aulhouse, MCIP, RPP  
RFA Planning Consultant Inc.

C.c. Knightstone Capital  
Drake Hotels  
Superkul  
Jewell Engineering Inc.

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