



April 26, 2024

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

Dear Matt:

**RE: Application for Zoning By-law Amendment – 47 Wharf Street, Wellington  
(Drake Devonshire GP Inc.)**

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On behalf of Drake Devonshire GP Inc., I am pleased to submit an application for Zoning By-law Amendment for the property legally described as Part of Lot 298, Plan 8 Wellington, Part 1 on Plan 47R3312 (PIN 55030-0055), known municipally as 47 Wharf Street, Wellington, Prince Edward County. In support of the application, the following has been submitted:

- 1 cheque totaling \$2,691.32 made payable to the County of Prince Edward for Zoning By-law Amendment fees;
- 1 cheque totaling \$2,136.39 made payable to the County of Prince Edward for Zoning By-law Amendment Deposit;
- 1 copy of Zoning By-law Amendment Application, signed and commissioned by Drake Devonshire GP Inc.;
- 1 copy of the PIN Map and Parcel Register Page for PIN 55030-0055;
- 1 copy of the Servicing Allocation Strategy between 47 Wharf Street and 20/24 Wharf Street, prepared by RFA Planning Consultant Inc.;
- 1 copy of a draft Zoning By-law Amendment text and schedule;

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

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Please be advised that the above noted cheques have been couriered to the County's Development Services Office. The dropbox link will contain the signed & commissioned application for Zoning By-law Amendment. The physical Zoning By-law Amendment Application will be submitted to the County's Development Services Office on April 29, 2024.

As referenced in the Servicing Allocation Strategy Brief, the purpose of this zoning by-law amendment is to place a Holding 'H' Symbol on 47 Wharf Street, to allow for the reallocation of its sanitary services to support the expansion to 20/24 Wharf Street (Drake Devonshire Inn). The draft by-law text has provided language about removing the holding symbol and restricting residential uses until the Holding 'H' Symbol has been removed. The Drake Devonshire would like to maintain the use of the building at 47 Wharf Street as long as feasibly possible as it is used to house seasonal Staff. **Should the by-law be processed before a Site Plan Control Application is near execution, we would request that the by-law's third reading is held to coincide with the execution of a Site Plan Control Agreement for 20/24 Wharf Street.**

The Official Plan Amendment Application for 47 Wharf Street will be withdrawn at this time as the owners do not intend to proceed with any further expansion of 47 Wharf Street at this time.

Please do not hesitate to contact me if you require anything further in support of the submission.

Yours truly,



Dale Egan, B. URPI., B.A.  
Intermediate Planner  
RFA Planning Consultant Inc.

/ Encl.

c.c. Ruth Ferguson-Aulhouse, RFA Planning Consultant  
Drake Devonshire GP Inc. c/o Alan Perlis