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November 5, 2020

The Corporation of the
County of Prince Edward
332 Picton Main Street
Picton, ON K0K 2T0

Attn: Cataline Blumenberg, Municipal Clerk cblumenberg@pecounty.on.ca
& Michael Michaud, Director of Planning mmichaud@pecounty.on.ca

Dear Sir/Madam:

Re: Cressy Bayside Estates
Our File No. 200919

We are the solicitors for Cressy Bayside Estates Inc. and we are writing on their behalf to express concern regarding the proposed changes to the Official Plan particularly as it impacts development within Shore Land designation. The proposed changes to the Official Plan are significant since s.5.1.3.12 provides that Country lot subdivisions shall not be permitted within any designation of the plan (which includes the Shore Land designation).

As you know, our client has been working towards developing an 8 lot subdivision with common elements condominium for the last two years, in consultation with Prince Edward County planning department. The development was supported due to the Shore Land designation. To this end, they have spent well over \$100,000 obtaining the various studies and reports required following Prince Edward's County's direction, preliminary to submitting an application for subdivision and common elements condominium approval. There was never any indication that there may be changes to the Official Plan which will prevent the approval of the development. In fact, the 2018 draft official plan made no such changes to the Shore Land designation.

My client was dismayed to learn of the proposed changes to the Official Plan in the current draft introduced in September 2020, which if passed unamended, appear to prohibit the development of their property. Given the time and resources they have already committed to meet the County requirements for development approval they will be significantly impacted if this plan is approved, unamended.

Given the significant impact the changes will have, we note there has been little time for review and public consultation to allow the public to understand the impact of what is being proposed and

voice objection, if any. There has been no opportunity to attend a public meeting to voice concern with respect to the proposed changes.

We therefore request that you accept this letter on behalf of Cressy Bay Estates Inc., to object to the proposed prohibition of subdivision or condominium development within the Shore Land designation, and urge Council to reconsider this aspect of the proposed changes to the official plan.

We ask that you provide written notice to our client care of the undersigned, if the official plan is adopted.

Yours very truly,

O'FLYNN WEESE LLP

Per:

A handwritten signature in black ink, appearing to read 'Kirsten Musgrove', written over a horizontal line.

KIRSTEN MUSGRÖVE

KCM/jb

c.c. Cressy Bayside Estates Inc.