

Dear Sir or Madam:

Re: Property adjacent to 75 Pierce Road Zoning Compliance Letter

Roll Number: 135051101010604

Legal Description:

Our File Number: LL25-50

We can advise that based upon the assessment mapping and the relevant zone schedule from By-law No. 1816-2006, as amended, the lands as noted above appear to be zoned the ***Rural Residential 1 (RR1) Zone***. We have enclosed a copy of the applicable zoning by-law provisions for the property. For a complete and accurate reference, the original by-law should be consulted.

Section 4.6 of the Zoning By-law speaks to existing undersized lots. Specifically, Section 4.6.1 states that "*Where a lot having a lesser lot area and/or frontage than required in this By-law, but no less than 3 m of frontage, existed prior to the date of passing of this By-law or where such lot was conditionally approved by the consent granting authority prior to the passing of this By-law, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that where approval of the sewage disposal facilities is obtained from the appropriate approval authority and all other provisions of this By-law are complied with.*"

Should the property abut waterfront or have environmentally sensitive features, any development will require a Quinte Conservation Authority approved permit prior to the issuance of a permit through our department. Further information may be available by contacting their office and providing them with the particulars of your project. The contact phone number for the Quinte Conservation Authority is: (613) 968-3434 or (613) 354-3312.

The property is not located in a historical area, nor designated under the *Ontario Heritage Act*.

We have not conducted a review of the property as it is the owner's responsibility to ensure compliance with all applicable provisions of the by-law.

A new 2021 Official Plan has been approved by the Ministry of Municipal Affairs and Housing and is in effect beginning July 8, 2021. This new Official Plan necessitates a new Zoning By-law, both of which will affect the subject property in the future.

There are no outstanding building permits associated with this property. There are no outstanding work orders associated with this property.

We have not conducted an exhaustive search, but to the best of this department's knowledge there are no other outstanding work orders, local improvement charges, special assessments or other liens, encumbrances, or debts against the subject lands. If we discover that there are outstanding charges with respect to this property once we are in receipt of further information regarding the subject lands we will forward this information to your office.

We trust that the preceding information satisfies your request. If you have any questions regarding the above, please contact the undersigned.

Best Regards,

p.p.

Angela Buonamici, MCIP RPP
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MM/de
Encl

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