



BUILDING YOUR IDEAS - INTO BIG PLANS
THE BIGLIERI GROUP LTD.

June 30th, 2021

Prince Edward County
332 Picton Main Street
Picton, ON
K0K 2T0

Attention: Matt Coffey, MCIP RPP, Planning Coordinator, Approvals

Dear Mr. Coffey,

RE: Proposed Resort Development
Site Plan Approval Application
Alexander Island, Prince Edward County, ON (Roll No.: 135062201026800)
TBG Project No. 20705

On behalf of our client, Fifth Developments GP Limited (also referenced on submission and past documents as LOBP Inc., a limited partner of Fifth Developments GP Limited), we are pleased to submit the enclosed application for Site Plan Approval for the Subject Site locally referred to as Alexander Island, Prince Edward County, and legally referred to as the Island Lying Between Lake Ontario and Pleasant Bay and lying in front of Lot 33, Concession 2, Township of Hillier, County of Prince Edward. The Subject Site is owned by Dwight Powell ("landowner"). The landowner has an Agreement of Purchase and Sale in place with Fifth Developments GP Limited for the acquisition of the Subject Site. The Biglieri Group Ltd. is submitting this Site Plan Approval application on behalf of Fifth Developments GP Limited. The purpose of this Site Plan Approval submission is to begin the process for executing a Site Plan Agreement and/or Development Agreement with Prince Edward County; furthermore, Fifth Developments GP Limited wishes to submit for Removal of Holding Zone in the future, as required given the Holding Zone provisions applicable to the Subject Site.

SITE DESCRIPTION

The Subject Site is a 24.50-hectare property located in the western part of Prince Edward County in the Ward of Hillier. The Subject Site has waterfront access to Pleasant Bay to the north/east and to Lake Ontario to the south/west and is accessed by Quarter Sessions Road from the north; an unmaintained, unconstructed municipal road. The Subject Site is bound by waterfront via Lake Ontario to the south and west, and Pleasant Bay to the northeast. North of the Subject Site beyond the Quarter Sessions Road is agricultural and rural land uses (inclusive of the Pleasant Bay Camp). Environmental features, such as wetlands, exist near to the Subject Site, predominantly around the edges of Pleasant Bay.

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN

20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4
126 Catharine Street, Hamilton, Ontario L8R 1J4
Office: (416) 693-9155 Fax: (416) 693-9133
tbg@thebiglierigroup.com

PLANNING POLICY FRAMEWORK

The Subject Site is designated as *Shore Land* in the County of Prince Edward Official Plan (Office Consolidation, November 2006) (the "OP"). The *County of Prince Edward Comprehensive Zoning By-law #1816-2006* (the "ZBL") zones the Subject Site as:

- *Tourist Commercial (TC-22-H) Zone*, exemption #22, with a Holding Zone ("H");
- *Environmental Protection (EP-3) Zone*; and
- *Environmental Protection – Provincially Significant Wetlands (EP-W-1) Zone*.

HISTORY OF SUBJECT SITE AND FUTURE DIRECTION

The Alexander Island resort development has been coordinated, approved, and consulted on since 1999 with Quinte Conservation Authority, Prince Edward County staff and Council, and the proponent's consultants. On the strength of Quinte Conservation and Prince Edward County staff support, Prince Edward County Council approved the site-specific Zoning By-law Amendment to zone the Subject Site as *Tourist Commercial (TC-22-H) Zone*, *Environmental Protection (EP-3) Zone*, and *Environmental Protection – Provincially Significant Wetland (EP-W-1) Zone*. Prince Edward County By-law #2001-375 granted the site-specific zoning on the basis that the provisions of the applicable Holding (-H) zone are resolved. As per the ZBL, "a By-law shall not be erected to remove the "Holding" (-H) symbol until such time as:

- A Site Plan Agreement and / or a Development Agreement satisfactory to the County has been executed and registered on title of the lands. The Agreement(s) shall address, among other things, the design, construction and maintenance of the unmaintained public road described as the Quarter Sessions Road, being the access road to Alexander Island connecting the Island to County Road No. 27, to the satisfaction of the County;
- A Hydrogeological Report outlining the methods of servicing the site with private well and subsurface sewage disposal systems has been completed and approved by the County; and
- An Archaeological Resources Investigation Report has been completed and approved by the Ministry of Culture.

Fifth Developments GP Limited intends to complete the Removal of the Holding "H" Zone provision after a Site Plan Agreement and/or a Development Agreement is executed, satisfactory to the County, and registered on title of the lands. Additionally, A Hydrogeological Report and Archaeological Resources Investigation Report will be submitted at that time. By doing so, the provisions of the Holding Zone symbol will be fulfilled and the development of the Subject Site for its intended Tourist Commercial and Environmental Protection uses shall be fulfilled (as per Provision 22.5.22. xiii. of the ZBL). The Site Plan Agreement and/or Development Agreement established shall address the design, construction, and maintenance of the Quarter Sessions Road as per Provision 22.55.22.xii.1. of the ZBL. Road access is further discussed within the Functional Servicing Report prepared by Jewell Engineering.

THE PROPOSAL

Fifth Developments GP Limited intends to develop a resort establishment on the Subject Site. The Subject Site will be accessed by Quarter Sessions Road and two (2) docks: one (1) located at the northeast portion of the Subject Site, fronting Pleasant Bay and one (1) located at the southeast portion of the Subject Site, fronting Lake Ontario. The proposal includes the following:

- Main Inn (approximately 279m²), inclusive of:
 - Administration and check-in;
 - Staff housing;
 - Kitchen;
 - Laundry facility;
 - Dining area;
 - Program space;
 - Fitness facility; and
 - Twenty (20) guest rooms.
- Wellness Pavilion (approximately 520m²), inclusive of indoor and outdoor program space;
- Scandinavian Spa (approximately 302m²), inclusive of low-impact spa facility and program space;
- Sixty (60) resort cottages, being 750 ft² in size each;
- Organic Farm and Gardens;
- Solar array and generator building; mechanical buildings;
- Two (2) floating docks – one (1) located northeast and one (1) located southeast;
- Additional amenities, inclusive of:
 - Low-impact water recreational activities; and
 - Trails and paths throughout Subject Site.

All the aforementioned proposed uses are permitted as per the *County of Prince Edward Comprehensive Zoning By-law #1816-2006*.

The proposed uses on the Subject Site are in keeping with the *Tourist Commercial (TC-22-H) Zone*, *Environmental Protection (EP-3) Zone*, and *Environmental Protection – Provincially Significant Wetland (EP-W-1) Zone* applicable to the Subject Site.

The lands within the *TC-22-H* zone shall only be used for:

- Main Inn;
- Wellness Pavilion;
- Scandinavian Spa;
- Resort Cottages;
- Organic Farm and Gardens;
- Solar array and generator building; and
- Parking lots and driveways.

The lands within the *EP-3* zone shall only be:

- Low-impact recreational uses;
- Environmental protection and conservation; and
- Floating docks.

There will be no buildings, structures, or sewage disposal system, including weeping tile fields, pumping chambers, or distribution systems located within 15m of the wetland vegetative buffer edge as identified through the *EP-3* zone.

The lands within the *EP-W-1* zone shall only be:

- Low-impact recreational uses;
- Environmental protection and conservation; and
- Floating docks.

There will be no buildings or structures located within 30 metres of the Pleasant Bay Provincially Significant Wetland boundary as identified through the *EP-W-1* zone.

The proposed resort will be accessed by Quarter Sessions Road and two (2) boat accesses: one (1) boat access at the northwest portion of the site (via Pleasant Bay) and one (1) boat access at the southeastern portion of the site (via Lake Ontario). The proposed resort cottages will be constructed by The Backcountry Hut Company, who specialize in compact, modernist recreational structures. The pre-fabricated design is minimally intrusive on the environment. The construction of the cottages will be in three (3) phases, with twenty (20) cottages being built in each phase for a total of sixty (60) cottages. There will be twenty (20) accommodation rooms within the Main Inn building, for a total of eighty (80) guest accommodation units for the proposed development, with an understanding that a total of eighty-five (85) cottages can be built as per the permissions of the *County of Prince Edward Comprehensive Zoning By-law #1816-2006*. A total of 123 parking spaces is proposed, with seven (7) barrier-free parking spaces. The parking spaces are located throughout the Subject Site, with a greater number of parking spaces located near the Main Inn, Wellness Pavilion, and Scandinavian Spa. The Subject Site will be developed on private sanitary and water servicing. Waste and recycling will be municipally collected.

CONCLUSION

Development of Alexander Island for a resort and tourist commercial uses has been coordinated, approved, and consulted on since 1999 with Quinte Conservation Authority, Prince Edward County staff and Council, and the proponent's consultants. Fifth Developments GP Limited wishes to establish a Site Plan Agreement and/or Development Agreement with Prince Edward County to establish the permitted uses under the current *Tourist Commercial (TC-22-H)*, *Environmental Protection (EP-3)*, and *Environmental Protection (EP-W-1)* zones and move towards a future application for Removal of Holding Zone.

The site-specific zoning for the Subject Site was granted via Prince Edward County By-law #2001-375. On the strength of Quinte Conservation Authority, Prince Edward County staff and Council, and the consultants assisting in the preparation of this Site Plan Approval submission, the proposed development by Fifth Developments GP Limited is in keeping with the intent of the County of Prince Edward Official Plan (Office Consolidation, November 2006) and the provisions and requirements of the *County of Prince Edward Comprehensive Zoning By-law #1816-2006* are met.

It is Fifth Developments GP Limited intent to continue moving the approvals process along for the Subject Site by establishing a Site Plan Agreement and/or Development Agreement for the proposed development and proceeding with the detailing the design, construction, and maintenance of Quarter Sessions Road to County Road #27 in accordance with Zoning By-law Provision 22.55.22.xii.1 of the *County of Prince Edward Comprehensive Zoning By-law #1816-2006*. Fifth Developments GP Limited intends to file a Request for Removal of Holding Zone in the future to develop the Subject Site into a resort and tourist commercial establishment.

SUPPORTING DOCUMENTS

In support of our Site Plan Approval submission, please find enclosed the following:

- One (1) cheque in the amount of \$3,774.00, addressing the Site Plan Agreement Fee;
- One (1) cheque in the amount of \$2,000.00, addressing the Site Cost Acknowledgement Agreement Fee;
- Five (5) copies of this Covering Letter, prepared by The Biglieri Group Ltd.;
- Five (5) copies of the Site Plan Approval Application Form;
- Five (5) copies of the PIN Map from Service Ontario;
- Five (5) copies of the Survey Plan, prepared by Ransom and Watson Ontario Land Surveyors;
- Five (5) copies of the Authorization Letter from Dwight Powell authorizing Fifth Developments Limited to act on behalf of Dwight Powell;
- Five (5) copies of the Authorization Letter from Fifth Developments GP Limited authorizing The Biglieri Group Ltd. (TBG) to act on behalf of Fifth Developments GP Limited;
- Five (5) copies of the Site Plan Control Application Drawing Set, inclusive of:
 - Orientation Plan, prepared by Jewell Engineering;
 - Site Plan, prepared by Jewell Engineering;
 - Sign Plan, prepared by Jewell Engineering;
 - Grading Plans, prepared by Jewell Engineering;
 - Lot Grading and Details Plans, prepared by Jewell Engineering;
 - Preliminary Landscaping Plans, prepared by Jewell Engineering; and
 - Lighting Layout Plan, prepared by Berthelot Engineering Ltd.
- Five (5) copies of the Functional Servicing and Stormwater Management Report, prepared by Jewell Engineering, inclusive of the following Quarter Sessions Road documents:
 - Access to Alexander Island Summary for QCA, prepared by LOBP Inc., dated May 30th, 2019;
 - Road Access to Alexander Island Summary, prepared by LOBP Inc., dated June 1st, 2019;
 - Quarter Sessions Road – Natural Heritage Opinion, prepared by Beacon Environmental, dated May 1st, 2019; and
 - Road Access to Alexander Island Letter, prepared by QCA, dated September 20th, 2018.
- Five (5) copies of the Stormwater Management Report, prepared by Jewell Engineering;
- Five (5) copies of the Environmental Constraints Report, prepared by Beacon Environmental;
- Five (5) copies of the Hydrogeological Report, prepared by Quinte-Eco Consultants Inc.;
- Five (5) copies of the Stage I/II Archaeological Assessment, prepared by Northeastern Archaeological Associates;
- Digital copy of the aforementioned-documents, and the below items that serve as Supplementary Information to the Site Plan Approval application:
 - Building Elevations, prepared by Design Agency/The Backcountry Hut Company;
 - Accommodations Market Study Draft Final Report, prepared by Prince Edward County, dated September 25th, 2017;
 - Evaluation of an Access Road to Pleasant Bay Lodge Along Pleasant Bay Beach, prepared by Hall Coastal Canada Ltd., dated November 2000;
 - Cost Estimate for Quarter Sessions Road, prepared by Jewell Engineering in June 2021;
 - Plan and Profile Drawings for Quarter Sessions Road, prepared by Jewell Engineering;
 - Plan 47R-7234, prepared by D. Eberhardt Surveying Ltd., dated June 22nd, 2001;
 - Letter of Intent from Pleasant Bay Bible Conference Grounds Inc., dated August 21st, 2018; and
 - Plan 47R-7265, prepared by D. Eberhardt Surveying Ltd., dated September 14th, 2001.

We trust you will find all in order, however if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,
THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read "Brayden Libawski". The signature is fluid and cursive, with the first name being more prominent.

Brayden Libawski, MSc.PI.
Planner

Cc: Fifth Developments GP Limited
LOBP Inc.
Dwight Powell
Jewell Engineering Inc.