



To: Mr. Matt Coffey, Planning Coordinator, Approvals

From: Adam Layton, MCIP, RPP

Date: March 15, 2022

Re: Planning Justification Addendum
Loyalist Parkway
Ward of Hillier
County Files: OPA1-2019 and Z59-19

Proposed Development

Blocknote Canada Inc, has submitted applications to amend the Prince Edward County Official Plan and Zoning By-law for the lands legally described as 'Pt Lt 30 Con 3 Hillier Pt 1 47R2107 & Pt 1 47R3032 Except Pt 1 47R7047, Township of Hillier' (the subject property). The applications were deemed complete by the County in August 2019.

The initial applications contemplated the redevelopment of the lands to accommodate an estate winery, 50-unit hotel, and 'Nordic Spa' on the property. Significant portions of the property were to be retained in a natural state in order to protect identified natural features, including woodlands, watercourses, and wetlands, or were to be used for agricultural purposes as the vineyard for the proposed winery. As of the authoring of this Addendum, approximately 8.1 hectares (20 acres) of vineyard have been planted, consisting of 32,000 vines.

Whereas the initial development proposal contemplated a 2-storey hotel building, an evolution in the design concept has occurred which reflects a resort style site layout, with clusters of small buildings arranged around lush landscape buffer zones. The new concept also proposes additional hotel units for a total of 148 bedrooms, contained within 38 single-storey hotel buildings. These buildings will be constructed in 2 phases and are connected to the estate winery and spa facility through a system of walking trails. Materials are to be reflective of the character of the area, and will to be reviewed with County Staff as part of a future site plan control application.

The spa facility has also been relocated on site to take advantage of the natural amenity provided by the existing woodlands on site. The proposed estate winery facility has also been redesigned to have better address views from Loyalist Parkway, and to provide more direct access for guests. Further, an outdoor recreation area is also contemplated for visitors to the property.

Generally, all uses remains located within the northern portion of the property, north of the watercourse, with the majority of the lands to be retained in a natural state, or used for agricultural purposes as part of the vineyard. Further naturalization is to occur within the buffers from the natural features provided as part of the development, and within a proposed 'wildflower field' intended to screen the proposed septic field. A complete Design Concept Brief has been prepared to review the proposed development, and is provided under a separate cover.

A total parking supply of 309 parking spaces is provided for the proposed development, which exceeds the requirements of the By-law.

As per comments received from Prince Edward County Staff, the proposed site access has also been revised to be offset from Partridge Hollow Road.

Site Context

The subject property is located north and east of Loyalist Parkway, at the intersection with Partridge Hollow Road. The following uses are located immediately adjacent to the subject property:

North	Agricultural, Aggregate facility (+/-450 metres north)
East	Agricultural, woodlot
South	Agricultural (19314 Loyalist Parkway), Loyalist Parkway, Residential
West	Residential, Loyalist Parkway

Provincial Policy Statement, Revised 2020

The Provincial Policy Statement (PPS) outlines the policies for managing and directing land use to achieve efficient development and land use patterns. The PPS promotes the focus of urban growth to settlement areas and away from significant or sensitive resources. Optional growth is to be obtained through efficient development patterns which optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS promotes a mix of housing types and intensification within the urban area and the efficient use of municipal services in order to create sustainable living cities.

A revised Provincial Policy Statement was issued by the Province of Ontario in 2020, and came into effect on May 1, 2020. All decisions with respect of the exercise of an authority that affects a planning matter shall be consistent with the PPS.

The policies referenced by the prior Planning Justification Report remain applicable to the proposed development.

Updated supporting materials have been prepared which demonstrate that the proposed development is technically feasible. These include a Servicing Report and Water Supply for Fire Protection Letter outlining the findings of supplemental testing that has occurred on the property during 2021. These reports provide that there is a viable groundwater supply at the site, but that further sources will be needed to accommodate

the full buildout of the property as envisioned. It is noted that only half the site has been investigated, and that it is likely further supply is likely on site without negative impacts on surrounding users. Further drilling is recommended, and a phased approach to development has been proposed reflective of the available supply. Further, recommendation for the provision of a buried storage tank to ensure a sufficient supply of water for fire fighting purposes is proposed.

An updated Stormwater Management Report has also been prepared which recommends measures to maintain water balance targets, and to meet water quality and quantity goals, in addition to providing recommendations for erosion and sedimentation control measures.

An updated Acoustic and Vibration Study has been completed which concludes that through the implementation of mitigation measures, including the construction of a berm, the proposed development will meet applicable guideline limits and provide a suitable indoor noise environment for visitors even under worst case scenarios at the nearby quarry. Further, an Environmental Impact Study Addendum provides that the applicable policy framework of the PPS has been satisfied through the provision of a 15 metre buffer from the identified watercourse on the property, as well as additional mitigation measures including the timing of required vegetation removal and the implementation of erosion and sediment control measures during construction.

Prince Edward County Official Plan (2021)

The new Prince Edward County Official Plan (PEC OP) was adopted by Council on February 24, 2021, and received Ministerial approval on July 7, 2021 subject to 11 modifications.

The Transition Policies as outlined in Section 5.2.4(1) state the following: *“Applications submitted and deemed complete before July 6, 2021, shall be reviewed under the existing 2006 Official Plan. Applications that are missing one report based on seasonality (i.e. EIS) may also be reviewed under the existing 2006 Official Plan subject to the applicant submitting an application(s) containing all the other required reports, documents and fees such that it could be deemed complete subject to the missing report.”*

The proposed Official Plan and Zoning By-law Amendments were deemed complete by the Council on August 26, 2019, and are thus subject to review under the 2006 Official Plan.

Prince Edward County Official Plan (2006)

As noted in the prior Planning Justification Report (PJR), the subject property is located in the *Rural* and *Environmental Protection* designations as illustrated on Schedule ‘E’.

We have reviewed the policy summary and responses contained within the prior PJR, and concur with the findings in that while the estate winery use is permitted in the *Rural* designation, the proposed Hotel and ‘Nordic’ Spa use, while arguably a commercial use related to tourism, is best addressed through an explicit permission implemented through a site-specific policy. The proposed Official Plan Amendment has reflects such a permission.

With respect to the policies of Part IV Section 6.4, we maintain that the proposed development is sited in a manner that will preserve the rural landscape and scenic views. In particular, the proposed hotel

villas/cottages are lower in height, and are to be constructed of compatible materials as the surrounding community. All natural features have been delineated, and will be preserved with an appropriate buffer provided. The only exception to this is the siting of the Spa, which requires the removal of a portion of woodland area in order to provide a more serene setting to compliment this use. Notwithstanding this, opportunities for replanting or compensation on site will be explored with County Staff in an attempt to achieve a net benefit on the property.

Overall, the developed portion of the property represents a small area of the overall site, with the majority retained in a natural state, or used for agricultural purposes.

The proposed development will maintain adequate separation from adjacent agricultural uses, and the impacts of the nearby aggregate facility have been considered and addressed with appropriate mitigation measures.

A site-specific Zoning By-law is proposed which will appropriately regulate the contemplated uses, and implement development standards for the lands to ensure the location of all buildings and structures are appropriate. Further, the proposed development will be subject to site plan control which will provide further opportunities for review by County Staff and circulated review Agencies.

To support the proposed development, a number of technical studies have been prepared, with addendums provided as part of the resubmission package.

With respect to the portions of the property identified within the *Environmental Protection* designation, the limits of these features have been delineated within an addendum to the previously provided Environmental Impact Study (EIS), which includes recommendations for appropriate buffers and mitigation measures. Further, these areas are to be protected through the implementation of an appropriate land use designation and Zone category.

We concur with the prior reports conclusions with respect to the Tourism and Servicing policies of the PEC OP. The proposed uses will contribute much needed hotel accommodation units to the County, and will also provide additional attractions for residents and visitors alike via the proposed estate winery and Nordic Spa. An updated Market Study has been prepared to review the viability of the proposed increase in units, as well as the potential impact on the local market. Further, the proposal continues to be designed on the basis of private services, with the extent of development intended to be phased based on the availability of a sufficient groundwater supply which does not impact adjacent users.

Finally, with respect to the Aggregate use located north of the property, an updated noise and vibration study has been prepared which provides further analysis in response to comments from County Staff, as well as a review of the revised development layout. This report concludes that even for the worst-case scenario, the applicable guideline limits will be met through the implementation of various mitigation measures, and that a suitable indoor noise environment can be provided for occupants of the hotel and spa through proper design.

Conclusion

Blocknote Canada Inc, has submitted applications to amend the Prince Edward County Official Plan and Zoning By-law for the lands legally described as ‘Part of Lot 30, Concession 3, Part 1, Plan 47R-2107, and Part 1, Plan 47R-3032, except for Part 1 Plan 47R-7047, Township of Hillier’ (the subject property). The proposed development has evolved since the initial submission in 2019 to reflect an alternative format of hotel accommodation unit – being smaller, resort style units – as opposed to the previously contemplated multi-storey hotel building. Further, the proposed number of hotel units is contemplated to be increased to a total of 148 units, with an initial phase consisting of 74 units. The construction of the second phase is subject to confirmation of the availability of a sufficient supply of potable water to permit the additional units.

Since the date of submission, the Provincial Policy Statements and PEC OP have been updated.

The proposed development will continue to expand the tourism options within the County, and will provide additional amenities to attract visitors through the introduction of the proposed estate winery and Nordic spa. The proposed development will implement appropriate stormwater management controls, including a treatment train approach to stormwater management, and will protect the identified natural features on the property through the implementation of an appropriate Zone category. We suggest that the new format contemplated for the hotel units is an appropriate built form, reflective of the rural character of the area, and options for their design and materiality will continue to be explored with Staff through a future site plan control process.

This memorandum has reviewed the revised development proposed for the subject property on the basis of the policies contained within the revised PPS 2020. We have reviewed and adopt the conclusions of the previously provided Planning Rationale prepared by RFA Planning Consultant Inc. We are of the opinion that the development of the lands as proposed is consistent with the PPS 2020, and would support the tourism policies of the PEC OP as described above. The proposed development will be compatible with the surround community, is appropriate and reflects good planning principles.