



March 16, 2022

County of Prince Edward
Development Services
280 Picton Main Street
Picton, Ontario
K0K 2T0

Attn: Mr. Matthew Coffey, Planning Coordinator, Approvals

Dear Mr. Coffey,

**Re: Resubmission of Official Plan Amendment and Zoning By-law Amendment Applications
County File: OPA1-2019 and Z59-19
Blocknote Canada Inc.
Part of Lot 30, Concession 3, Hillier**

Evans Planning acts on behalf of Blocknote Canada Inc., the 'Owner' of the property described 'Part of Lot 30, Concession 3, Hillier'. The Owner has previously submitted applications to amend the County Official Plan and Zoning By-law to permit the development of an Estate Winery, Hotel, and Nordic Spa on the property.

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.

As per comments received from Prince Edward County Staff, the proposed site access has also been revised to be offset from Partridge Hollow Road. A total parking supply of 309 parking spaces is provided for the proposed development, which exceeds the requirements of the By-law.

Further to the resubmission direction received from Mr. Coffey in February 2022, 5 copies of the following materials have been enclosed for consideration:

Administration

- A consolidated Response to Comments Matrix

Planning/Survey

- A Topographic Survey of the portion of the property which is to be developed, prepared by IBW Surveyors, dated January 22, 2021
- A Planning Justification Addendum, prepared by Evans Planning, dated March 15, 2022
- A Draft Official Plan Amendment
- A Draft Zoning By-law Amendment
- An Updated Market Study for the proposed Hotel and Spa, prepared by CBRE, dated June 4, 2021

Architecture

- A Design Concept Brief, prepared by ERA Architects Inc., dated February 2022
- A Conceptual Architectural Drawings Package, prepared by ERA Architects Inc., including
 - Cover Sheet
 - Site Plan (drawing A001)
 - Conceptual Landscape Plan (drawing A002)
 - Winery Key Plan, Floor Plans, and Elevations (drawings A100-A105, inclusive)
 - Nordic Spa Key Plan, Floor Plans, and Elevations (drawings A200-A203, inclusive)
 - Hotel Key Plan, Floor Plans, and Elevations for Unit Types A, B, C, and D (drawings A300-A603, inclusive)



Ecology/Landscape Architecture

- An Ecological Comments Response Letter, prepared by Beacon Environmental, dated March 16, 2022
- A Environmental Impact Study Addendum, prepared by Beacon Environmental, dated March 2022

Civil Engineering

- A Civil Engineering Response Letter, prepared by Greer Galloway Consulting Engineers (GG), dated February 15, 2022
- A Servicing Report prepared by GG, dated January 28, 2022
- A Preliminary Stormwater Management and Erosion and Sediment Control Report, prepared by GG, dated February 2022, including Preliminary Servicing and Grading Plan (drawing G1) (note that the Visual OTTHYMO output has been provided in digital format only)
- A Water Supply for Fire Protection Analysis, prepared by GG, dated September 7, 2021

Traffic

- A Commercial Entrance Traffic Brief, prepared by Greer Galloway Consulting Engineers, dated October 8, 2021

Noise/Vibration

- A Noise Impact Study Update, prepared by Valcoustics Canada Ltd., dated March 15, 2022

I trust the enclosed materials are satisfactory. Should you require any additional information, please contact the writer at your earliest convenience.

Yours truly,

Adam Layton, RPP, MCIP

cc. Blocknote Canada Inc.