



August 29, 2023

Mr. Scott Pordham
Policy Coordinator
Development Services
The Corporation of the County of Prince Edward
280 Main Street, 2nd Floor
Picton, Ontario
K0K 2T0

Dear Scott:

RE: Rezoning Application – Part of Lot 18, Concession 1, Geographic Township of Hillier, Now in the Municipality of the County of Prince Edward; 17945 Loyalist Parkway; (Owner: Bufflehead Holdings Inc.)

On behalf of Bufflehead Holdings Inc., I am pleased to submit drawings and supporting documents related to the Rezoning Application for the property described as Part of Lot 18, Concession 1, Geographic Township of Hillier, Now in the Municipality of the County of Prince Edward; 17945 Loyalist Parkway. In support of the application, I am enclosing the following:

- 1 cheque totaling \$5,100 made payable to the County of Prince Edward for application fees (\$2,397), advertising fee (\$153), pre-consultation fee (\$510) and security deposit (\$2,040);
- 1 copy of the completed Rezoning Application;
- 1 copy of the Site Plan & Architectural Drawings, prepared by GPA Architects; dated August 24, 2023;
- 5 copies of the Planning Rationale prepared by RFA Planning Consultant Inc., dated August, 2023;
- 5 copies of Environmental Impact Study; prepared by Cambium; dated August 14, 2023;

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- 5 copies of Stage 1 & 2 Archaeological Assessment; prepared by AS & G Archaeological Consulting; dated December 5, 2022;
 - 5 copies of Functional Water Servicing Design Brief; prepared by Hallex Engineering Ltd.; dated August 4, 2023;
 - 5 copies of Septic System Design Brief; prepared by Hallex Engineering Ltd.; dated August 3, 2023;
 - 5 copies of Hydrogeological Assessment Report; prepared by Cambium; dated August 24, 2023;
 - 5 copies of Geotechnical Investigation Report; prepared by Cambium; dated February 7, 2023;
 - 5 copies of Traffic Brief; prepared by Greer Galloway Consulting Engineers; dated August 3, 2023;
 - 5 copies of Stormwater Management Design Brief (including Fire Protection Design); prepared by Hallex Engineering Ltd.; dated July 26, 2023;
 - 5 copies of Sustainability Ambitions for the Del Degan Winery; prepared by Purpose Building; dated August 15, 2023;
 - 1 copy of Draft Zoning By-Law Amendment;
 - 1 copy of Pre-consultation Summary from municipal staff to RFA Planning Consultant Inc., dated January 18, 2022; and
 - Property Index Map and Parcel Extract Page for PIN 55024-0277.

Please do not hesitate to contact me if you require anything further in support of the submission.

Yours truly,



Carolyn Ross, B.Sc. (Hons.)
Senior Planner
RFA Planning Consultant Inc.
/ Encl.

c.c. Bufflehead Holdings Inc.