



August 29, 2024

Angela Buonamici, MCIP RPP
Policy Coordinator
Development Services
The Corporation of the County of Prince Edward
280 Main Street, 2nd Floor
Picton, Ontario
K0K 2T0

Dear Angela:

RE: Site Plan Control Application – Second Submission - 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 second submission for Site Plan Control 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:

- 3 copies of the full sized Architectural drawing sets, including:
 - Boundary Survey
 - Topographic Survey
 - Existing Site Plan
 - Site Plan & Statistics
 - Enlarged Site Plan
 - Floor Plans
 - Elevations including proposed signage
- 3 copies of Memo to Angela Buonamici from GPA Architects; dated August 26, 2024;
- 3 copies of Response Matrix - Site Plan Approval

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

 613.966.9070  www.rfaplanningconsultant.ca

17945 Loyalist Parkway, PEC
(Volta Estates Winery)

- 3 copies of Site Services and Drainage Plan; prepared by Hallex Engineering Ltd.; dated August 26, 2024;
- 3 copies of Landscape Plan; prepared by Janet Rosenberg & Studio; dated June 22, 2024;
- 3 copies of Sheet A-0.01 OBC; prepared by GPA Architects; dated August 24, 2023;
- 3 copies of Functional Water Servicing Design Brief; prepared by Hallex Engineering Ltd.; dated August 26, 2024;
- 3 copies of Septic System Design Brief; prepared by Hallex Engineering Ltd.; dated August 26th, 2024;
- 3 copies of Stormwater Management Design Brief; prepared by Hallex Engineering Ltd.; dated August 26, 2024;
- 3 copies of Works Cost Estimate; prepared by Hallex Engineering Ltd.; dated August 26, 2024;
- 3 copies of Letter from NSP Consultant Inc. regarding Major Occupancy Review; dated April 30, 2024;

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.