



December 2, 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 – Third 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 third 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 Response Matrix to Site Plan Approval Second Submission Comments; prepared by consultant team; dated November 29, 2024;

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

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17945 Loyalist Parkway, PEC

(Volta Estate Winery)

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- 3 copies of Site Services and Drainage Plan; prepared by Hallex Engineering Ltd.; dated November 29, 2024;
 - 3 copies of Landscape Plan; prepared by Janet Rosenberg & Studio; dated November 22, 2024;
 - 3 copies of Landscape Response to Second Site Plan Approval Submission Comments; prepared by Janet Rosenberg and Studio; dated November 22, 2024;
 - 3 copies of Site Lighting prepared by Hallex Engineering Ltd; dated November 29, 2024;
 - 3 copies of Addendum to the Environmental Impact Study; prepared by Cambium Inc.; dated November 22, 2024;
 - 3 copies of Functional Water Servicing Design Brief; prepared by Hallex Engineering Ltd.; dated November 29, 2024;
 - 3 copies of Septic System Design Brief; prepared by Hallex Engineering Ltd.; dated November 29, 2024;
 - 3 copies of Stormwater Management Design Brief; prepared by Hallex Engineering Ltd.; dated November 29, 2024;

Please note that hard copies will be forwarded to your officer later this week as will the payment for resubmission. 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.