



June 17, 2025

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 Minor Revisions (Rev2) - 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 revised drawings and updated Stormwater Management Design Brief associated with the third submission (Rev2) 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.

The applicant has determined that it is necessary and appropriate at this time to reduce the scale of the project. The revised proposed complex is contained within the original footprint, however the footprint has been reduced by approximately 25%. The winery component remains similar in scale but the restaurant/solarium and administration/retail/storage areas have been reduced. The parking/vehicular access area has increased slightly. The 6 parking spaces that were in the winery yard have been moved to the main parking area. With the adjustments to the floor plans, the building's principal entrance was too far from the fire route, this adjustment brought the fire route back closer to the principal entrance as required

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17945 Loyalist Parkway, PEC
(Volta Estate Winery)

by code. In addition, the SWM brief has been revised and indicates that: post-development storm flow rates have decreased; the pond catchment area has decreased; and the minimum required fire flow storage volume has decreased.

In support of the application and as confirmed by PEC planning staff, I am enclosing the following:

- 3 copies of the Site Plan and Statistics; prepared by GPAIA; dated June 12, 2025;
- 3 copies of the Enlarged Site Plan; prepared by prepared by GPAIA; dated June 12, 2025;
- 3 copies of Floor Plans; prepared by prepared by GPAIA; dated June 12, 2025;
- 3 copies of Elevations; prepared by prepared by GPAIA; dated June 12, 2025;
- 3 copies of Lighting Plans; prepared by Hallex Engineering; dated June 10, 2025;
- 3 copies of Site Servicing and Drainage Plan; prepared by Hallex Engineering Ltd.; dated June 11, 2025 ;
- 3 copies of Stormwater Management Design Brief; prepared by Hallex Engineering; dated June 11, 2025;
- 3 copies of Landscape Drawings; prepared by Janet Rosenberg & Studio; dated June 12, 2025 ;
- 1 copy of updated Civil Cost Estimate; prepared by Hallex Engineering Ltd.; dated June 12, 2025; and
- 1 copy of Landscape Cost Estimate; prepared by Janet Rosenberg & Studio; dated June 12, 2025.

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.