



August 12, 2025

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

Dear Angela,


Re: Request for Removal of Holding Symbol – RU2-90-H Zone - 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.)

The purpose of this letter is to outline the request for the Removal of the Holding Symbol for the subject lands 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 application to remove the Holding symbol and the associated fee of \$ 1,214.42 accompany this letter.

Background/Context

A Zoning By-law Amendment Application was submitted to the municipality on August 30, 2023. The Zoning By-law Amendment was approved November 28, 2023 as By-law No. 192-2023. The Zoning By-law Amendment rezoned the subject lands from *Rural 2 (RU2)* zone to the *Special Rural 2 (RU2-90-H) Holding* zone and *Environmental Protection (EP)* zone. The *RU2-90-H* zone permitted an estate winery in addition to uses normally permitted in the *Rural 2 (RU2)* zone. Other special provisions were included that relate to maximum height of an architectural feature located on the main winery building, maximum height of an accessory structure and minimum number of parking spaces. By-law No. 192-2023 has been attached as **Appendix A**.

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

 613.966.9070  www.rfaplanningconsultant.ca

An Application for Site Plan Control was submitted for the subject lands on October 16, 2023. The application is currently in the final stages of the review process.

Holding Provision

In order to remove the Holding (H) Symbol, the RU2-90-H zone states that:

A By-Law shall not be enacted to remove the 'Holding (H)' symbol until such time as:

- 1. The on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP); and*
- 2. A Site Plan has been approved by the municipality and a Site Plan Control Agreement has been executed and registered on title of the land.*

Request for Removal of Holding Symbol

It is recognized that the municipality has commonly written Holding provisions in Zoning By-Law Amendments to include a condition for an approved Site Plan and executed & registered on title Site Plan Agreement. We appreciate your recent acknowledgement of the ambiguity of the condition as written and advice to apply for removal of the 'H' at this time. We would also respectfully request, that the ECA approval be included as a condition in the Site Plan Agreement.

We respectfully request that the Municipality of the County of Prince Edward remove the Holding Symbol for the subject lands to allow for Building Permit Applications to be issued for the subject development.

Should any additional information be required, please do not hesitate to contact the undersigned at carolyn@rfaplanningconsultant.ca.

Yours truly,



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

c.c. Bufflehead Holdings Inc.

Appendix A: By-law No. 192-2023

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD

BY-LAW NO. 192-2023

A BY-LAW TO AMEND COMPREHENSIVE ZONING BY-LAW NO. 1816-2006, AS AMENDED
(17945 Loyalist Parkway, Part Of Lot 18, Concession 1, Ward Of Hillier)

WHEREAS By-law No. 1816-2006, as amended, is the Comprehensive Zoning By-law governing the lands located within the County of Prince Edward in the **Ward of Hillier**.

AND WHEREAS the Council of the Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 1816-2006 for the lands described as Part of Lot 18, Concession 1, former Township of Hillier, in the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

NOW THEREFORE the Council of The Corporation of the County of Prince Edward enacts as follows:

DEFINITIONS AND INTERPRETATION

1. **THAT** Schedule "A7" to By-law No. 1816-2006, as amended, is hereby amended by changing the zone category thereon from the Rural 2 (RU2) Zone to the Special Rural 2 (RU2-90-H) Holding Zone and Environmental Protection (EP) Zone in accordance with the Schedule "1" attached hereto.
2. **THAT** Schedule "1" attached hereto forms part of this by-law.
3. **THAT** By-law 1816-2006, as amended, is hereby amended by the addition of Section 8.5.90 as follows:
"8.5.90 RU2-90-H Zone (Part Lot 8, Concession 1, Ward of Hillier - 17945 Loyalist Parkway)

Notwithstanding any provisions of this By-law to the contrary, within the RU2-90-H Zone, the following provisions shall apply:

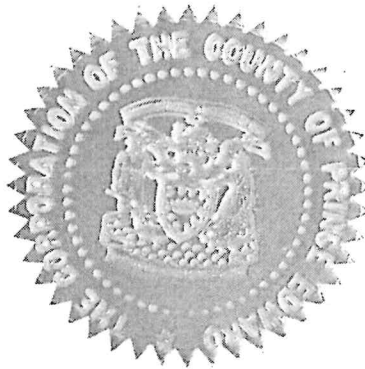
- i. In addition to the uses normally permitted in the Rural 2 (RU2) Zone, an estate winery is permitted.
- ii. Maximum height of an architectural feature located on the main winery building 16.5 metres
- iii. Maximum height of an accessory structure 10.0 metres
- iv. A minimum of 72 parking spaces shall be provided on site.


- v. A By-law shall not be enacted to remove the "Holding" (-H) symbol until such time as:
 - 1. The on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP); and
 - 2. A Site Plan has been approved by the municipality and a Site Plan Control Agreement has been executed and registered on title of the land.
- vi. Upon removal of the "Holding" (-H) symbol by Council, the uses and zone provisions of the RU2-90 Zone shall apply."

4. **THAT** this by-law shall come into force and take effect immediately upon the final passing thereof by Council in accordance with the provisions and regulations made under the *Planning Act, R.S.O., 1990, c.P.13*, as amended.

Read a first, second and third time and finally passed this 28th day of November, 2023.


Catalina Blumenberg, CLERK




Steve Ferguson, MAYOR

CORPORATION OF THE COUNTY OF PRINCE EDWARD
WARD OF HILLIER
SCHEDULE '1'

BY-LAW NO. 192-2023

THIS IS SCHEDULE '1' TO BY-LAW NO. 192-2023 AMENDING
COMPREHENSIVE ZONING BY-LAW NO. 1816-2006, AS AMENDED, FOR
THE COUNTY OF PRINCE EDWARD

PASSED THIS 28th DAY OF November 2023


Catalina Blumenberg, Clerk


Steve Ferguson, Mayor

Part Lot 18, Concession 1: being Part 2 on 47R985, Except Part 1 on 47R7962; S/T HL8645, 17945
Loyalist Pkwy, Ward of Hillier

