

2ND RESUBMISSION COVER LETTER

ADOLPHUS REACH RESORT

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June 1, 2026

Dale Egan

Policy Coordinator, Approvals
County of Prince Edward

Via email: degan@pecounty.on.ca

**RE: Adolphus Reach Resort
2nd Resubmission Cover Letter
Zoning By-law Amendment, File # Z117-2021**

Dear Mr. Egan,

Fotenn Planning + Design is pleased to submit this letter and supporting documentation on behalf of 2522082 Ontario Inc. related to the proposed development of Adolphus Reach Resort at 1315, 1329, and 1357 County Road 7.

This submission represents a response to the second round of technical comments, including:

- / County Development Services Comments dated December 13, 2023
- / County Engineering comments dated December 5, 2023
- / Agricultural Advisory Committee comments dated December 6, 2023
- / Alderville First Nation letter dated November 21, 2023
- / Environmental Impact Study Peer Review Comments dated December 6, 2023
- / Hiawatha First Nation comments dated November 15, 2023
- / Nation Huronne-Wendat comments dated November 23, 2023
- / County Operational Services comments dated November 17, 2023
- / Quinte Conservation comments dated November 30, 2023
- / Water Supply & Sewage Treatment Peer Review comments dated December 12, 2023

The following items are included as part of this resubmission together with this letter:

- / Revised Concept Plan
- / Updated Rendering Package
- / Response to Technical Comments Table
- / Forefront Engineering Response Letter dated September 19, 2025
- / Forefront Engineering Response Letter dated May 20, 2026
- / Revised Stormwater Management Report
- / Preliminary Site Servicing Report
- / Terrain Assessment
- / Updated Zoning By-law Review Table
- / Revised Zoning By-law Amendment Text
- / Minimum Distance Separation Calculation for 1280 + 1296 County Road 7

Overview of Changes

The following changes have been made to the development proposal:

- / The proposed development has been further scaled back, and the number of cabins/villas have been further reduced from 64 to 32.
- / The previously proposed vineyard, winery use, winery buildings, and art gallery have been removed from the proposed development.

- / A total of 69 on-site parking spaces are proposed. The development continues to propose one vehicle access from County Road 7, and a 30 metre radius turnaround area centrally located on the property will ensure appropriate access for emergency vehicles on-site.
- / A main entrance building is proposed in proximity to the on-site parking, providing ease of access for guests.
- / The applicant intends to submit a future application for consent to sever to re-create one new lot from the subject property. This proposed future severed lot has been excluded from the area of the proposed resort development as shown on the revised concept plan and revised zoning by-law amendment text included with this resubmission.
- / As a result of the future proposed consent to sever, the area of the property proposed for the resort development has been reduced from 9.8 hectares with 267 metres of frontage on County Road 7 to 6.2 hectare with 73.5 metres of frontage on County Road 7.

We acknowledge that since the subject application was deemed completed on April 21, 2022, the County has approved a new comprehensive zoning by-law (Zoning By-law 140-2025) which is now in effect. As part of this resubmission, the development has been reviewed against the new zoning by-law, including the new zones applicable to the property, parent zone provisions, and general provisions. Given the similarity to the previously applicable zones, and intention to simplify the proposed zoning for the property, it is proposed to rezone the subject property in the new Comprehensive Zoning By-law 140-2025.

We trust that the materials included with this resubmission address the comments provided and the development can move forward to a Statutory Public Meeting. Please feel free to contact the undersigned with any additional comments or questions at 613.542.5454.

Respectfully submitted,



Mike Keene, MCIP RPP
Principal
Fotenn Planning + Design



Kelsey Jones, MCIP RPP
Senior Planner
Fotenn Planning + Design