



WESTON CONSULTING

planning + urban design

The County of Prince Edward
Planning Serves Department
332 Main Street, 2nd Floor
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October 26th, 2022
File 10793

Attn: Matthew Coffey, Planning Coordinator, Approvals

**RE: Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
Redline Revision Applications
Cork and Vine Development- Phases 2A, 3A, and 4A
North of Millennium Trail, West of Belleville Street
Wellington, Prince Edward County**

Weston Consulting is the planning consultant for 2238052 Ontario Ltd., the registered owner of the lands located at Lot 191 & Parts of lots 10, 188, 195, 196, 196B, north of Millennium Trail, fronting on the west and east side of Belleville Street (previously known as Country Club Estates) in Wellington, Prince Edward County, phases 2A, 3A and 4A of the enclosed Draft Plan (herein as referred to as 'subject lands'). Weston Consulting on behalf of the owner is pleased to submit the following enclosed Official Plan Amendment, Zoning By-Law Amendment, and Redline Revision to the approved Draft Plan of Subdivision (File No. 13-T-19-501) to permit the development of the subject lands with a multi-phased development that includes a range of low-rise and mid-rise residential, commercial and mixed uses, parkland, clubhouse, golf course and outdoor amenities, and hotel.

Description of Subject Lands:

Cork and Vine Phases

Weston Consulting had a meeting with County Staff on December 6th, 2021, to discuss the project. Further to this meeting, a Phasing Work Plan was provided to staff, including 7 phases. The whole "Cork and Vine" property encompasses a total area of 147 hectares in Prince Edward County including two main property portions as illustrated in Figure 1:

- 1- Phases 1B-3B: previously known as "Fields of Wellington" on the west side; and
- 2- Phases 1A-4A: previously known as "The Country Club States" on the east side.

The Phased Work Plan was submitted to the County on January 28, 2022. The enclosed submission materials have been prepared to support the Official Plan Amendment and Zoning By-law amendment required for Phases 2A, 3A, and 4A.

Subject Lands

The subject lands, pertaining to phases 2A, 3A and 4A are rectangular in shape and encompass the lands on both sides of Belleville Street. The enclosed submission materials pertain to phases 2A, 3A, and 4A of the County Club Estates Concept Plan (herein referred to as 'subject lands') as shown in Figure 2. The subject lands are comprised of a combined area of total 89.46 hectares and a combined frontage of approximately 1331.48 metres along Belleville Street, 580.41 metres frontage along Millenium Trail on the west side of Belleville Street, and 188.20 metres along Millenium Trail on the east side of Belleville Street.

The subject lands are designated as a "Neighbourhood Development Area", according to Schedule A- Land Use map, "Village Residential Area" and "Parks and Open Space" and Partially "Environmental Protection Area" according to Schedule C-1- Country Club Estate Policy Area 1 in the Wellington Urban Secondary Plan.

The subject lands are regulated by the Prince Edward County Comprehensive Zoning By-law No. 1816-2006. Lands are currently zoned as "Urban Residential Type 2" R2-7-H, "Urban Residential Type 3" R3-35-H, "Tourist Commercial" TC-54-H, and "Special Open Space" OS-26-H and "Open Space" OS.

Background

On August 24, 2010, Official Plan Amendment No. 40 ("OPA No. 40") was adopted by Council to permit the development of a multi-residential golf course subdivision on the subject lands. OPA 40 contains site-specific policies for the development of Country Club Estates of Wellington. Following the OPA, a Zoning By-law Amendment and Plan of Subdivision were requested to facilitate the development known as the Country Club Estates of Wellington on the subject lands, which were approved by the Local Planning Appeal Tribunal (LPAT). The Country Club Estates of Wellington was draft approved for residential subdivision, comprised of townhouses, semi-detached homes, apartment units, and single detached family homes, as well as a golf course and public open spaces in 2020.

In May 2022, a Zoning By-law amendment application was submitted to rezone the majority of the Cork and Vine property for phases 1A and 1B-3B, to the R4 zone. The Zoning By-law Amendment was approved by the Council in June 2022.

On July 26, 2022, a Public Consultation was facilitated by Weston Consulting and the landowner to seek input from residents regarding the preferred housing types, tenure amenities, and other proposed uses within the Cork and Vine development. Based on the received feedback, the residents and other local participants indicated the need for smaller and consequently more attainable units for all ages. It should be noted that the proposal contributes to a diverse range and

mix of housing options for a range of income levels for the existing and future residents of Prince Edward County.

The proposed development is compatible with the future surrounding area in terms of the built form and building heights. The proposals will also contribute to the Village Residential Area designation by proposing gentle intensification within an existing Residential Area. The development will be phased over many years.

Proposed Development Description

The proposed development contemplates a mix of residential, commercial and recreational uses. The proposed housing types are various in range, including single-detached, townhouse, and apartment units. Three Blocks are proposed to be developed for mixed residential and commercial use to support the needs of future residents, along Belleville Street. Phase 4A is proposed to be used for Recreational uses. A clubhouse with outdoor amenities such as a golf course, tennis, pickleball, swimming pool, and hotels are proposed for this phase (please see the enclosed Concept Plan). One Block on the southeast of Phase 4A is proposed to be developed for commercial/retail use. In addition, the development contemplates one public park in Phase 2A and common green areas in condominium townhouse development blocks as shown in the enclosed Concept Plan.

Official Plan Amendment, Zoning By-law Amendment, and Redline Revision

As the current Land Use designations and zones do not permit the proposed residential development, amendments to the Official Plan and Zoning By-law, and consequently a revision to the previously approved Draft Plan of Subdivision are required. The proposed Draft Official Plan Amendment and Draft Zoning By-law Amendment would establish site-specific policies and exceptions under the County of Prince Edward Official Plan and Zoning By-law, respectively, to facilitate the proposed development. The enclosed Draft Official Plan Amendment and Draft Zoning By-law Amendment Applications are necessary to permit the proposed development and provide relief from the provisions related to residential density, building height, and other miscellaneous matters.

In support of the Official Plan Amendment, Zoning By-Law Amendment, and Redline Revision applications, please find attached the following materials:

Document		Consultant/ the owner
1.	Signed Cheques made payable to "The County of Prince Edward" in the amounts of \$4,825, \$2,350, and \$1,850.	The owner
2.	Cover Letter (this correspondence)	Weston Consulting
3.	Draft Plan of Subdivision	Weston Consulting
4.	Redline Revision Plan	Weston Consulting
5.	Draft Official Plan Amendment	Weston Consulting
6.	Planning Justification Report	Weston Consulting

7.	Draft Zoning By-law Amendment	Weston Consulting
8.	Official Plan Amendment and Rezoning Application Forms	Weston Consulting
9.	Concept Plan for Cork and Vine Development	Weston Consulting
10.	Traffic Impact Study	Jewell Engineering
11.	Functional Servicing Report	Jewell Engineering
12.	Storm Water Management Report	Jewell Engineering
13.	Retail/Service Commercial Market Study	Urban Metrics

We trust that the enclosed materials are sufficient to allow Staff to facilitate their review of the Official Plan Amendment, Zoning By-law Amendment, and Redline Revision applications. Please contact the undersigned at ext. 335 should you have any questions or require additional information.

Yours truly,

Weston Consulting

Per:



Katie Pandey, MAES, MCIP, RPP
Associate

- c. 2238052 Ontario Ltd.
Lanarose Developments Ltd
Michael Michaud, Manager of Planning, Prince Edward County
Peter Moyer, Director of Development Services, Prince Edward County
Ryan Guetter, Executive Vice President, Weston Consulting