



P L A N N I N G  
J U S T I F I C A T I O N  
R E P O R T

CORK AND VINE  
FORMERLY COUNTRY CLUB ESTATES  
PHASE 2A, PHASE 3A AND PHASE 4 A  
PRINCE EDWARD COUNTY

OCTOBER 2022  
FILE #10793

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# 1. INTRODUCTION

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Weston Consulting is the planning consultant for 2238052 Ontario Ltd., the registered owner of lands located at Lots 10, 188, 191, 195, 196, 196B and 197, Plan 8 Ward 3 (Wellington), north of Millennium Trail, fronting on both the east and west sides of Belleville Street, in Wellington of Prince Edward County (herein referred to as 'subject lands'). The owner is proposing a multi-phased development that includes a range of low-rise and mid-rise residential, commercial and mixed uses, parkland, a golf course, and a hotel.

This Planning Justification Report is to support applications for Official Plan Amendment, Zoning By-law Amendment, and Redline Revision. The materials are submitted in accordance with communications received from staff at Prince Edward County. The application constitutes a complete application as described in Section 22 (4) and 34 (10) of the Planning Act.

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## 2. PURPOSE OF REPORT

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The purpose of this report is to outline the nature of the proposed development, and to evaluate the proposal in the context of the policies of the *Planning Act*, *Provincial Policy Statement*, the Prince Edward County *Official Plan*, *Wellington Urban Centre Secondary Plan*, and the Prince Edward *Comprehensive Zoning By-law No. 1816-2006*.

The report provides planning analysis and justification for the proposal in accordance with good planning and provides a basis for the advancement of the planning applications through the planning process.

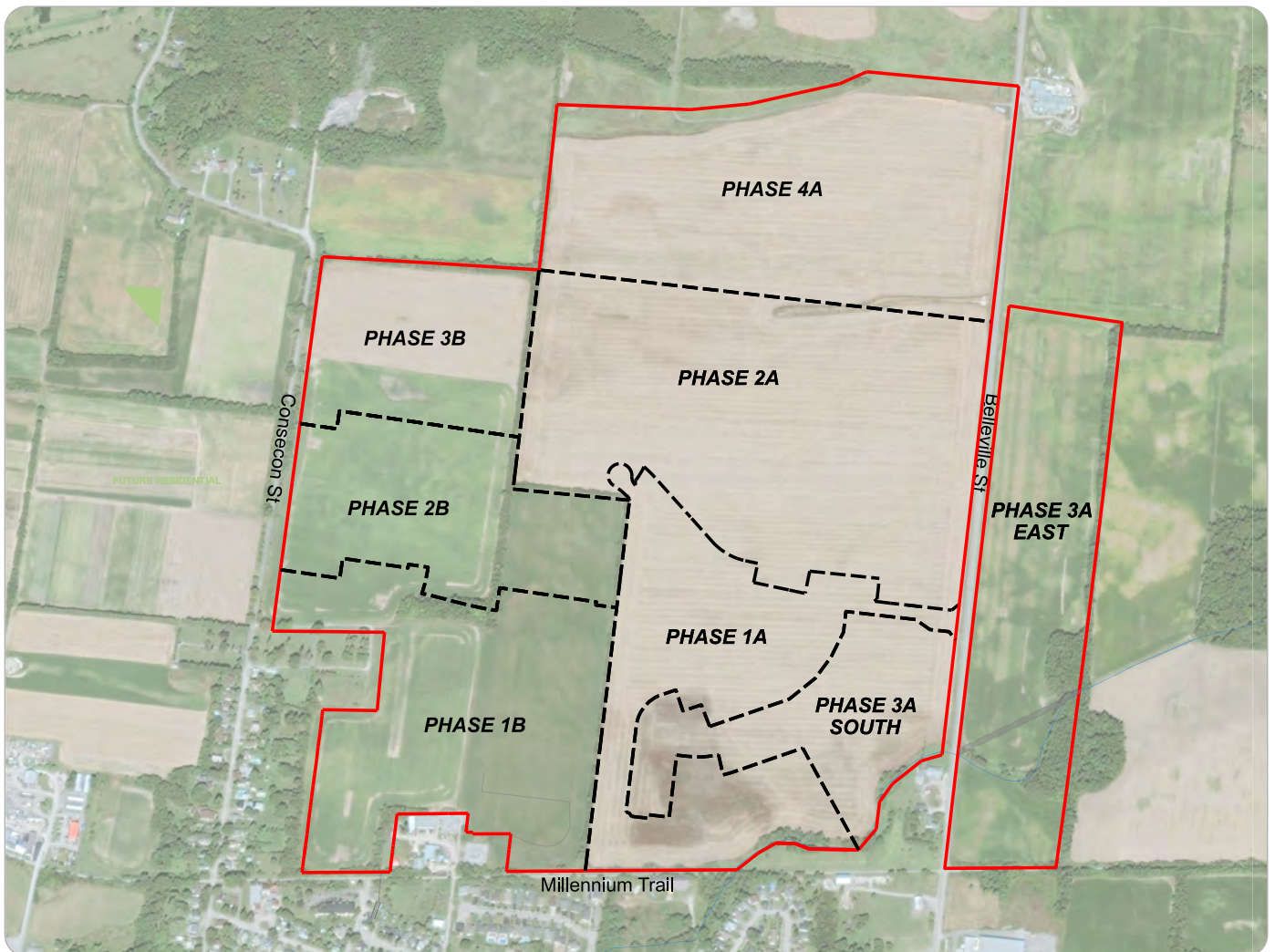


Figure 1: Cork and Vine Site

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## 3. SITE DESCRIPTION AND CONTEXT

## 3.1 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 hectare in the 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 “Country Club States” on the east side.

### Subject Lands

The enclosed submission materials are pertaining 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, and 188.20 metres along Millenium Trail east side of Belleville Street. The properties are legally described as:



Figure 2: Aerial Photo

## 3.2 SURROUNDING CONTEXT

LOT 191 AND PARTS OF LOTS 10, 195, 196, 196B, 188, 197 REGISTERED PLAN NO. 8 (VILLAGE OF WELLINGTON) MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD

The proposed development consists of three phases:

- Phase 2A
- Phase 3A
- Phase 4A

The subject lands are located in Wellington Village within the Prince Edward County. Wellington is located on the north shore of Lake Ontario, and is central to many wineries, beaches, camping and tourist destinations. The Millennium Trail is a popular recreational trail that extends through several rural municipalities.

The land uses surrounding the subject lands include the following:

Table 1: Land Uses Surrounding the Subject Land

<p><b>North:</b></p>	<p>The lands located directly north of the subject lands are comprised of agricultural lands, natural landscapes, and rural settlement-style residential areas. The closest major urban area is the City of Belleville, past the Moira River and it is located approximately 30 kilometres from the subject site. The Mountain View Airport is the local airport for the surrounding area in the north.</p>
<p><b>East:</b></p>	<p>The properties on the east side of of the subject lands, further to Belleville are agricultural.</p>
<p><b>South:</b></p>	<p>The Millennium Trail abuts the southern portion of the site, providing connections to as far as Trenton and Picton. A residential subdivision is immediately south of the trail with a community recreation centre and public park. Wellington's Main Street is located approximately 300 metres from the subject lands. Lake Ontario is further to the South. The Drake Devonshire waterfront hotel is a known tourist destination, located on the south of property. Sandbanks Provincial Park is located south of the subject lands, on the opposite side of West Lake.</p>
<p><b>West:</b></p>	<p>The lands directly west are currently vacant; however planning applications have been submitted by the owner to develop the lands for residential uses. Sandbanks Medical Centre is accessed via main street, west of the subject lands. Wellington on the Lake Golf Course is approximately 500 metres west from the site, and is surrounded by a low-rise residential neighbourhood.</p>

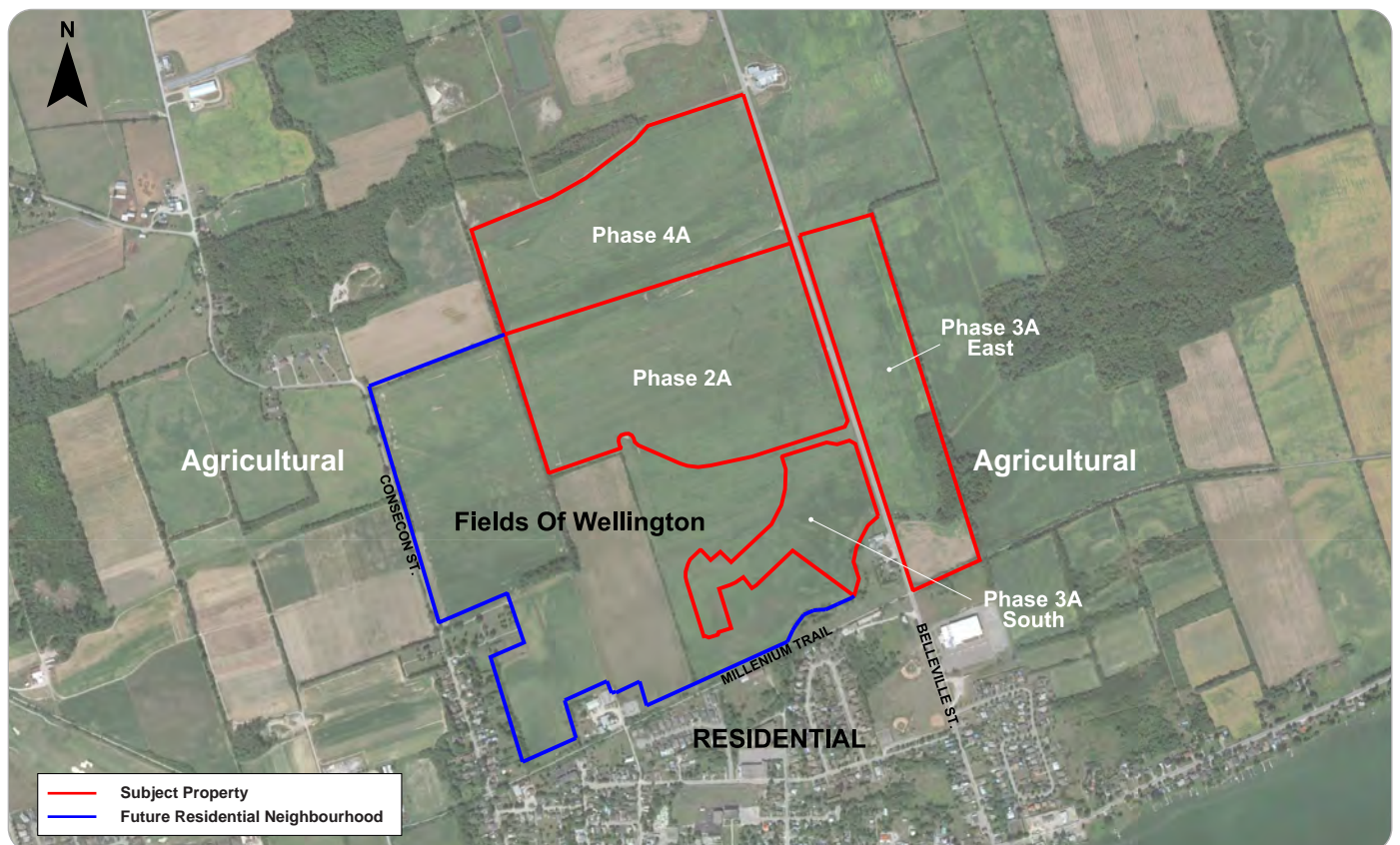


Figure 3: Surrounding Uses

## 4. PROPOSED DEVELOPMENT

## 4.1 DESCRIPTION OF DEVELOPMENT PROPOSAL

The proposed development contemplates a mix of residential, commercial and recreational uses. As seen in Figure 4, this proposal is phased, a part of a master planned community, north of the existing Wellington settlement area. The proposed development comprises approximately a total of 423 single-detached dwellings, 759 townhouse units in Phases 2A-4A as indicated in Figure 3. It should be noted that the Concept Plan is still in draft stage. 3 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 club house with outdoor amenities such as tennis court, pickleball court, golf course and hotels and outdoor amenities are proposed for this phase. In addition, the development contemplates one public park in Phase 2A and common green areas in condominium townhouse development blocks.



Figure 4: Development Concept Plan

## 4.2 DESCRIPTION OF PLANNING APPLICATIONS

Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Redline Revision are being submitted concurrently to the County of Prince Edward to support the proposed development.

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## 5. SUPPORTING MATERIALS

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The following section provides a brief summary of the submitted studies and reports.

## 5.1 TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Study dated September 29, 2022, has been prepared by Jewell Engineering. The Report recommends that the County completes the Transportation Master Plan to consider the Impacts of the Development on the Village of Wellington. In addition, the County to complete the review of the geometry of the intersection of the Belleville Street.

Further recommendations are described as follows:

Table 2: Traffic Impact Study Recommendations

Intersection	Recommendations
Belleville St/Phase 4 Access	Stop control at Phase 4 Access and NB left turn lane upon development of Phases 4
Belleville St/Street C	Stop control at street C and NB left turn lane upon development of Phase 2A of Country Club Estates
Belleville St/Street D	Stop control on street D throughout the 2029 planning horizon. Construction of a roundabout upon commencement of Phase 3A/4 of Country Club Estates.
Belleville St/Main St	Improvements required (Whichever occurs first): <ul style="list-style-type: none"> <li>• Under background traffic conditions in 2029 OR</li> <li>• To support development beyond Phase 1 of Country Club Estates.</li> </ul>
Consecon St/Main St	Improvements required (Whichever occurs first): <ul style="list-style-type: none"> <li>• Under background traffic conditions in 2034 OR</li> <li>• To support development beyond Phase 1 of Fields of Wellington and Phase 1 of Country Club Estates</li> </ul>
Consecon St/Street B	Stop control at Street B.
Consecon St/Street C	Stop control at Street C
Consecon St/Street D	Stop control at Street D and SB left turn lane upon development of Phase 3A of Country Club Estates
Internal Intersections	Stop control

## 5.2 FUNCTIONAL SERVICING REPORT

A Functional Servicing dated October 11th, 2022, has been prepared by Jewell Engineering. Per this report, the development will be serviced with municipal water and sanitary services. Both municipal and private infrastructure will be designed to specifications set out by the Ministry of Environment (MOE), the Ontario Building Code (OBC) and the Fire Underwriters Survey (FUS).

### Watermain

#### *Current State:*

- There is an existing 200mm watermain on Belleville Street that extends north to approximately 50m south of the Millennium Trail;
- A 200mm watermain exists on Consecon Street and terminates approximately 90m from the proposed development;
- 500mm watermain is being constructed on the Millennium Trail. Phase 1 of the development is proposed to connect to the 500mm main on Street A.

#### *Proposed:*

- An elevated storage tank is proposed just south of the Wellington and District Community Centre. A 400mm watermain is proposed to be installed and extend beyond the Millennium Trail.
- Phase 1A and 1B will connect to the 500mm watermain on the Millennium Trail at the proposed Street and north of West Street respectively.
- Further phases of the development will rely on the extension of the 400mm watermain on Belleville Street and connection will be made as part of Phase 2 at Street A.

- The subdivision watermain will range in size from 150mm to 300mm PVC and will have the following connections to the existing system:
  - Millennium Trail at Street A and Consecon Street
  - Street D at Belleville Street and Consecon Street
  - Consecon Street during Phase 2B
  - Belleville Street during Phase 2A

### Sanitary

There are two proposed sanitary connection locations for the subdivision, both to the Millennium Trail. The connections will be made at the southern portion of Phase 1A (Street A) and the southern portion of Phase 1B (West Street).

## 5.3 STORMWATER MANAGEMENT REPORT

Jewell Engineering Inc. was retained to prepare a Stormwater Management Report in support of the proposed development. The reports, dated September 6, 2022, demonstrates that two wet pond facilities will be constructed to mitigate water quality impacts. Water quantity impacts were evaluated using hydrologic and hydraulic modelling software with consideration of the watershed contributions.

## 5.4 MARKET FEASIBILITY STUDY

Retail/Service Commercial Market Study dated September 30th, 2022 has been prepared by Urban Metrics. Findings of the report are summarized as follows:

### Current State

Urban Metrics findings state that there is -171,000 ft<sup>2</sup> of retail/service commercial space in the Trade Area, and a low vacancy rate of 2.8% which is indicative of an underserved market in the County.

This Report analyzes that there will be significant population growth in Wellington and the Trade Area, particularly with the addition of the Cork & Vine subdivision, that will warrant additional retail/service space in Wellington.

### Trend

By 2031, the enclosed Marketing study analysis concludes that there will be a need for some 313,500 ft<sup>2</sup> of retail/service space:

- 47,800 ft<sup>2</sup> of total food services space (including supermarkets and specialty foods);
- 18,500 ft<sup>2</sup> of LCBO, Beer Store, and Craft space;
- 81,800 ft<sup>2</sup> of Non-Food Store Retail space (including pharmacies and personal care, apparel and accessories, furniture, electronics, building and outdoor home supply, general merchandise, and miscellaneous stores); and,
- 165,400 ft<sup>2</sup> of Services space (including food services and drinking establishments, professional services, health care, and personal care services)

The expected population within the Cork & Vine subdivision, which accounts for a majority of the projected growth, will likely be permanent residents and will require local-serving retail/service uses. Additional space for financial institutions, personal care services, health care will be necessary to meet these local needs.

The results of Urban Metric's per capita space analysis reveals that even with the current Trade Area population, there is additional retail/service space warranted by the existing population and the high volumes of inflow customers that visit Prince Edward County. The warranted commercial space will increase as the Trade Area population grows to 2031.

### Need for additional Commercial Space

As noted above, the proposed commercial space on the subject site is fully supportable from a market perspective. The introduction of new commercial space within the Cork & Vine community will provide important convenience scale uses that are not otherwise available based on current market conditions. Moreover, these new uses are not envisioned to impact competitively undermine the function of other important commercial concentrations, specifically the Main Street areas of Wellington and Bloomfield.

### Conclusion

The proposed commercial space on the 1.53 hectare parcel and potential for commercial storefronts on the mixed-use developments would help meet local-serving needs and complement the retail/service facilities nearby on Wellington Main Street. Detailed recommendations of the Commercial Study are:

- The population in the Trade Area will experience considerable growth by 2031, particularly in Wellington, as a result of the proposed Cork & Vine subdivision.
- This additional population will warrant additional retail/service space to support local needs and will complement the commercial uses seen on Wellington Main Street.

## 6. POLICY CONTEXT

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## 6.1 PLANNING ACT, R.S.O 1990

The following section outlines the applicable planning policy regime and provides an evaluation of the proposed development in the context of the existing policy framework. The following policies have been considered: The Planning Act, T.S.O. 1990, c. P. 13; the Provincial Policy Statement (2020); the Corporation of Prince Edward County Official Plan (2006); and, Wellington Urban Centre Secondary Plan (2021), and Zoning By-law No. 1816-2006.

The Planning Act is a provincial legislative document that sets out the framework for land use planning in the Province of Ontario. It describes how land uses may be controlled and who may control them.

Section 2 of the Planning Act speaks to matters of Provincial Interest which planning authorities, in carrying out their responsibilities under the Act, shall have regard to, and read as follows:

*The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

*a) the supply, efficient use and conservation of energy and water;*

Yes, the proposed development represents efficient use of underutilized lands.

*b) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

*c) the minimization of waste;*

The proposed development is for a residential and commercial development with no perceived contamination.

*d) the orderly development of safe and healthy communities;*

*(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*

The proposed development has created overlap of vehicular circulation and pedestrian circulation creating permeability for pedestrian movement. There is a community facility available from each block within five minute of walking distance.

e) *the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*

The proposed development includes two hotels, one club house, one community centre (club house, golf course, retail stores, parks, open space. Representing soft infrastructure to support the residential development. Further, the mixed-use block will provide commercial infrastructure for future residents.

f) *the adequate provision of a full range of housing, including affordable housing;*

The proposed development provides a mix range of housing, representing an appropriate supply of housing to provide different family sizes.

g) *the adequate provision of employment opportunities and the protection of the financial and economic well-being of the Province and its municipalities;*

The proposed development includes mixed use blocks and retail area, two hotels, golf course and club house, which would help in generating employment opportunities for the county. To which would help the municipality to achieve its people and jobs per hectares target dictated by the Growth Plan.

h) *the co-ordination of planning activities of public bodies;*

The application will be circulated to all the internal and external agencies for comments.

i) *the resolution of planning conflicts involving public and private interests;*

There will be an opportunity for the public to comment on the application as per the planning act and a public meeting will be held. Please refer to the planning consultation strategy in the section 8 of this Report.

j) *the protection of public health and safety;*

There is no negative impact to the environmental or public water body anticipated.

k) *the appropriate location of growth and development;*

The subject property is compatible to the surrounding neighbourhood development and the proposed commercial component will provide for the future residents.

l) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

The vehicular and street connection has been provided. The sidewalk will be provided on one side of the street for pedestrian connection.

m) *the promotion of built form that,*  
a. *is well-designed,*  
b. *encourages a sense of place, and*  
c. *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

The placemaking principle has been addressed by adequate community infrastructure and within a walkable distance.

n) *the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The flood plain control land has been preserved and sufficient sizes of open space has been added.

The policies of Section 2 of the *Planning Act* inform the Provincial Policy Statement (PPS). Consistency with the PPS is concordant with the application of Section 2 of the Act. This is an underlying consideration in Section 7.2 of this Report. In our opinion, the proposed development has regard to matters of provincial interest.

Redline Revision to Approved Draft Plan of Subdivision

Section 51(24) of the Planning Act sets out criteria that planning authorities shall have regard to when considering a draft plan of subdivision. The table below describes how each of the criteria is satisfied. The proposed draft plan of subdivision meets the requirements of Section 51(24) of the Planning Act.

Table 3: Section 51 (24) Policy Analysis

	Criteria	Analysis
(a)	the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2	The subject property is located within the “Urban Centre” of the Prince Edward County Official Plan. As per the Provincial Policy Statement, settlement areas shall be the focus of growth and development. The proposed subdivision containing over 1,000 residential units that would help the County to achieve the Provincial Policy Statement objective.
(b)	whether the proposed subdivision is premature or in the public interest	The proposed development has already undergone a Statutory Public Consultation requirements and is under construction.
(c)	whether the plan conforms to the official plan and adjacent plans of subdivision, if any	The proposed development conforms to the policies of the Official Plan as will be discussed further in the Report.
(d)	the suitability of the land for the purposes for which it is to be subdivided	The previous application development process such as the Official Plan Amendment and Zoning By-law Amendment has confirmed the suitability of the land for the Residential and Commercial development. The above development application was accompanied by various technical reports which demonstrate that the lands are suitable for the proposed development.
(d.1)	if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing	Not applicable.

(e)	the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	Traffic Impact Study has been provided in support of the proposed development.
(f)	the dimensions and shapes of the proposed lots	Redline Revision Plan entails these details.
(g)	the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	Any restrictions required have been addressed through submission of enclosed OPA and ZBA applications.
(h)	conservation of natural resources and flood control	Storm Water management Report has been provided as a part of this submission.
(i)	the adequacy of utilities and municipal services	Functional Servicing Report has been provided as a part of this submission.
(j)	the adequacy of school sites	The OPA and ZBA applications will be reviewed by the school board.
(k)	the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	Appropriate Road Widening will be provided as directed by the County.
(l)	the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	Functional Servicing Report, Traffic Impact Study, and Storm Water management Report demonstrate sufficient infrastructure availability to sustain the proposed development.
(m)	the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of the Planning Act	Conditions of the Subdivision will determine the need of the Site Plan application for various forms of development.

## 6.2 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development in Ontario. It supports the province's goal of building strong and healthy communities and enhancing the quality of life of all Ontarians. The PPS provides for a planning horizon of up to 25 years, and the most recent version of the PPS came into effect on May 1, 2020. The policies of the PPS are complemented by various provincial and municipal plan policies. All land use planning decisions shall have regard for and be consistent with the policies of the PPS.

Efficient use of land and wise management of resources is a priority of the PPS. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

### 6.2.1 Building Strong Healthy Communities

#### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

*Section 1.1.1 - Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The proposed development includes a variety of land uses oriented in a compact way that is efficient on resources and sustainable to manage long term. The hotel, golf course, commercial and mixed-uses will provide revenue and employment for long term financial and economic stability.

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The development will contribute to the existing building stock in the County by providing multiple housing types, including single detached, semi-detached dwellings, townhouses, apartment units and secondary suites. A hotel, golf course, mixed use and commercial space is included in the proposal to provide employment for the County. Parks, community facilities and open spaces support residents' long term for recreation, health and wellbeing.

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The proposed development does not include any land uses that will contaminate the environment.

- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The proposed development compliments the existing development in the County. It allows for more development expansion in the future.

- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

Active transportation including close proximity to amenities through walkability is one of the focus points of the proposed developments. There are connections to other settlements through the open spaces and the Millennium Trail. Overall, the development is overall compact and includes commercial and community land use to serve the subdivision.

- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

The proposed development includes recreational and commercial facilities within 500 metre walking distance. Further, there are tot lots and park facilities in every block.

- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed development is a self-sufficient community.

- h) *promoting development and land use patterns that conserve biodiversity; and*

The proposed development is compact in form and provides open space and parks, thus conserving biodiversity in a wholistic manner.

- i) *preparing for the regional and local impacts of a changing climate.*

Proposal encourages efficient development and land use patterns by introducing a range of uses.

#### *Section 1.1.2.1*

*Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines*

The proposed uses will diversify the County's housing stock, which currently consists of primarily single-detached dwellings.

#### *Section 1.1.3.1*

*Settlement areas shall be the focus of growth and development*

The subject lands are located within the *Urban Centre* of the Village of Wellington, and will increase the housing supply within the settlement area, providing an opportunity for growth while contributing to the economy and overall vitality.

#### *Section 1.1.3.2*

*Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *Are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *Are freight-supportive.*

The proposal contemplates residential developments that are moderate in density compared to vacant lands that are located in Wellington's *Urban Centre* where municipal servicing infrastructure systems are currently in place.

### 1.3 Employment

Section 1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) *ensuring the necessary infrastructure is provided to support current and projected needs.*

The proposed development supports the above aforementioned policies as it provides a mix and range of employment opportunities. Commercial and mixed-use lands are designated throughout the proposal as well as a hotel and golf course to provide a number of employment opportunities for existing and new residents. The local economy will be enhanced with the addition of over 1,000 new residential units, increasing the number of customers and workers for the town and county.

#### 1.4 Housing

Policies of Section 1.4 encourage developments that provide a range and mix of housing types and densities to meet the current and projected needs of the residents of Ontario. Planning authorities shall:

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans*

The proposed development achieves these objectives by intensifying vacant lands within Wellington. A holding by-law will be applied to the lands to ensure that the appropriate municipal water and sewer services are provided to the lands prior to the construction of each phase.

Section 1.4.3 states that *planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*

- b) *permitting and facilitating:*
  1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development provides intensification and appropriate density to vacant lands that are located within Wellington's *Urban Centre*. The proposed development introduces over 1,000 additional residential units, in the form of single-detached dwellings, townhouses and apartments. The mix of dwelling types provides a range of housing options not previously available for residents at all stages of life.

### Section 1.5 Public Spaces, Recreation, Parks, Trails and Open Space

Section 1.5.1 states that *Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

The proposed development provides active transportation connections via sidewalks and crosswalks to open space, trails, public parks and community facilities.

- b) *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- d) *recognizing provincial parks, conservation reserves and other protected areas, and minimizing negative impacts on these areas.*

The proposal incorporates numerous connections to natural and open space areas, including the proposed golf course within the subject lands. The proposal includes a common area to be dedicated to the city, and will provide opportunities for passive and active forms of recreation. In addition, the proposed stormwater management ponds are designed in a manner where they will serve as open public spaces for the future residents.

### Section 1.6 Infrastructure and Public Service Facilities

Policies of Section 1.6 of the PPS promote the efficient use of existing and planned infrastructure systems, including the use of green infrastructure.

*Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:*

- e) financially viable over their life cycle, which may be demonstrated through asset management planning; and ,*
- f) available to meet current and projected needs*

The proposed built-form considers the financial viability of the expansion of municipal services to the site by providing an appropriate density for the site. The phasing strategy proposed will ensure that the use of expanded servicing is appropriately distributed, and that the efficiency of sanitary and water lines will be maximized.

Section 1.6.3 states that *before consideration is given to developing new infrastructure and public service facilities:*

- a) the use of existing infrastructure and public service facilities should be optimized; and*
- b) opportunities for adaptive re-use should be considered, wherever feasible.*

The extension of Wellington's municipal services will be required to accommodate the proposed development. It is anticipated that the existing servicing lines can accommodate the proposed extension into the subject lands.

Section 1.6.4 states that *Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.*

No new public service facilities will be required in order to support the proposed development. The subject lands are in close proximity to Wellington's existing built up area, with adequate connections to the main street network that will ensure existing emergency management services can be provided.

*Section 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

The subject lands are located within Wellington's *Urban Centre*. Municipal sewage and water services are capable of being extended into the proposed development from existing services located at Belleville Street.

*Section 1.6.6.7 Planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) minimize, or, where possible, prevent increases in contaminant loads;*
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces; and*
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The above noted Stormwater Management Report determines the strategy and mitigation measures incorporated into the development in order to ensure consistency with the requirements of the Provincial Policy Statement.

Section 1.6.7.2 states that *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

The proximity of the proposed development to the Wellington's built up area will provide opportunities to utilize the current and planned infrastructure of the area, without interfering with the day to day operations of the existing community.

Section 1.6.7.4 states that *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

The proximity of the proposed development to the existing built up area, as well as the compact built form will encourage the use of active transportation modes to minimize the length and number of the vehicle trips to and from the development. Further, the proposal incorporates a transportation network that encourages active modes of transportation, including multi-use linkages, trails, and a mix of land uses.

#### Long-Term Economic Prosperity

Section 1.7.1 states that Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment readiness;

The proposed development includes a hotel, golf course, commercial and mixed uses.

- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*

The proposed development provides a wide range of housing options and sizes to promote a diverse and vibrant community with varying needs.

- c) *optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*

The proposed development is compact in form to use land and resources efficiently. The development will be close by to existing municipal resources and public facilities.

- d) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*

The proposed development utilizes Belleville Street in way of a *mainstreet*. Commercial, mixed use and residential uses occupy both the east and west frontages of the street. Public spaces, parks and opportunities for recreation and nearby, including the hotel and golf course, all contributing to a vibrant setting.

- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The proposal encourages a sense of place and uniqueness to Wellington by including a hotel and golf course adjacent to the neighbourhood development. The built form will provide a smooth transition to the existing Wellington urban area in an effort to fit in. Open spaces and connections to the Millennium trail will be prioritize to conserve natural features and promote active living.

- f) *providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;*

The proposal includes many opportunities for active transportation and reliable *multimodal* transportation as it has a grid like design, sidewalks on every public road, connections to open space and trails and a compact form for ease of travel to local amenities.

- g) *providing opportunities for sustainable tourism development;*

The proposal includes a hotel, golf course, commercial and mixed-use all within walking distance to provide tourism opportunities long term.

- h) *sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network*

The proposal includes a compact development with efficient use, limiting the land required for development and leaving more land for agriculture and the agri-food network.

- i) *promoting energy conservation and providing opportunities for increased energy supply;*

The proposal is compact in form, thus using less resources and energy.

- j) *minimizing negative impacts from a changing climate and considering the ecological benefits provided by natura; and,*

The proposal is compact in form and effort is given to curb sprawl, efficient use of resources and active transportation, supporting a healthy environment for ecological conservation and climate change.

### Summary

Based on our review of applicable policies of the PPS, it is our opinion that the proposed development is consistent with the PPS as it introduces residential built-form and land use patterns that support efficient development patterns, an appropriate level of density, a range of housing types, as well as commercial, mixed use, a hotel and golf course to provide employment, entertainment, and retail opportunities.

The proposed single detached dwellings, townhouse and apartment dwellings will provide a modest form of density, intensification, diversify the existing housing stock, and provide a form of housing that can accommodate people at various stages of their lives. Further, the proposed development will efficiently use land and ensure for an appropriate and efficient extension of municipal services. Finally, the proposal incorporates several open space areas that help conserve biodiversity and mitigate the impacts of climate change, while contributing to the overall health of local residents.

## 6.3 PRINCE EDWARD COUNTY OFFICIAL PLAN (2021)

The Prince Edward County Official Plan was adopted by Council November 25, 1993. The Official Plan was partially approved by the Minister of Municipal Affairs on January 23, 1998 and subsequently approved by the Minister of Municipal Affairs on December 23, 1998. The 2021 plan is the most recent version of the Official Plan and is inclusion of all the policies and Official Plan Amendments that were approved up to 2011. The subject lands are designated as *Urban Centre* as illustrated in Schedule 'A-3' (Land Use Designations).

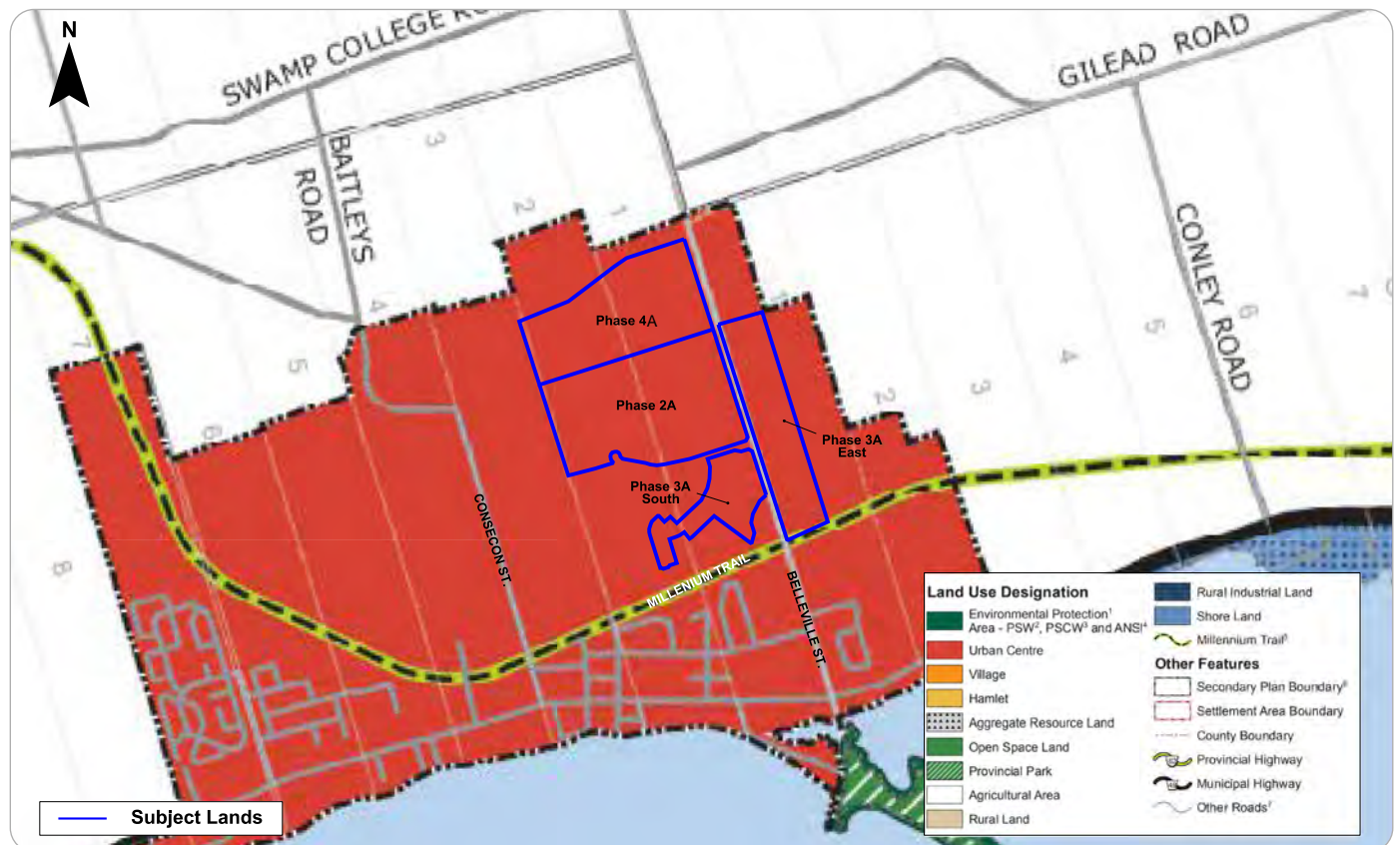


Figure 5: Official Plan Designation

## 2.3 – A Vision for Prince Edward County

Part II of the Official Plan establishes the vision for the future of the County. The vision helps the County in guiding and assessing land use changes and development trends. The section below provides an overview of the County's vision as it relates to the proposed development.

*As the County grows over time, new development will reinforce the County as a special and unique place. New development will be reviewed through the lenses of sustainability, agriculturally-focused, diverse cultural and economic fabric and healthy, complete communities. All new development will be compatible with its surrounding context, champion the protection of rural habitats and the natural environment and, where possible, reduce the climate impact of our decisions. The people of Prince Edward County will be healthy and prosperous, and enjoy a diversity of housing options ranging in affordability, with opportunities for meaningful and well-paid employment.*

### 2.3.1 Principles

*In all areas of the County, the creation of healthy, livable, resilient, and where appropriate, complete communities will be embraced by establishing and implementing solutions for:*

- *maintaining access to health care and community services and facilities, that are community based, accessible and affordable;*

The proposed development includes a range of uses to support the community and provide access to amenities.

- *encouraging and supporting the growth and prosperity of businesses and their ability to generate employment opportunities;*

The proposed development includes a hotel and golf course to contribute to providing employment opportunities.

- *providing opportunities for affordable housing;*
- *educational opportunities, including skills training and post-secondary facilities;*
- *providing recreational programs and events;*
- *ensuring safe and accessible built environments that provide opportunities and infrastructure for active transportation, recreation and social interaction; and*
- *providing access to local, healthy food.*

*The County's Urban Centres and Villages will become revitalized as complete and inclusive communities that include a diversity of housing options, commercial amenities, community facilities and services, and employment opportunities close to where people live*

The proposed development is located within the County's Urban Centres and provides a diverse range of housing options and mixed-use spaces to support the goal of complete communities. The increase in housing supply will generate further commercial and employment opportunities within the urban area by attracting new residents to the area.

## 2.4 Growth Management

2.4.1 Approach states that *It is anticipated that growth opportunities in the County over the next 25 years will include: All types of urban development focused within the Urban Centres and Villages;*

The proposed development supports the policy of focussing growth and development within this area as it proposes over 1,000 residential housing units, approximately 50,000 to 70,000 square feet of new commercial/mixed use space. The proposed development will integrate with the existing area, and serve as an extension of the existing urban area in Wellington.

## 2.5 Policies

*When reviewing development proposals within the Urban and Rural Settlement Areas, the County will consider the following criteria:*

- i. New development shall be compatible with the local context;*

The proposal will be integrated with the existing local context of Wellington.

- ii. New development shall occur in proximity to existing development and shall have a mix of uses and densities that allow for the efficient use of infrastructure service systems/facilities that are appropriate for the local context;*

The proposal includes a mix of residential and commercial uses on a vacant land.

## 3.0 Shaping the County – General Development Policies

*3.1.7 Parks, Open Space and Trails Network Policies state that the parks, open space and trails network is expected to evolve over time, to meet new standards in accessibility and sustainability, as well as the changing needs and preferences of the population.*

*The priority for the enhancement and expansion of the parks, open space and trails network within the County through the development approval process shall be on providing an adequate supply, distribution, and variety of parkland to meet the needs of residents.*

The proposal includes multiple parks and opens spaces providing adequate supply with connections to the Millennium Trail.

As noted, that the County would like to *develop new and improve existing trail access points and improve connectivity to major destinations*, this development includes new direct connections to the trail for residents to take full advantage of the opportunities provide through the use of this public trail. Connections can be made for residents visiting inside the proposed development and vice versa for the residents visiting to other communities connected by the expansive trail.

### *Development Adjacent to Trails and Shoreline Access Points:*

*Development proposals abutting trail corridors of any type shall be designed and buffered to mitigate any potential impacts associated with the use of the trail corridors and to minimize vehicular crossings.*

## 3.2 Economic Prosperity

*Encourage and promote new commercial development and cultural attractions along Main Streets in Settlement Areas to enhance the quality of place, vibrancy, and aesthetic appeal of the County.*

*Encourage the growth of small and medium sized commercial and industrial businesses, which comprise the majority of employers in the County*

Along Belleville Street, the proposal provides significant area of commercial and mixed-use space.

## 3.3 Livable Community

*Housing is vital to the creation of healthy, sustainable, and complete communities. Residents of all ages, income levels and physical abilities rely on a range and mix of housing types to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities.*

*By creating a multitude of housing opportunities, the supply of housing available within the County can more effectively respond to local housing needs and changes in demand particularly as the existing population ages*

The proposal provides new residential development opportunities in various built-forms to ensure that housing is provided for current, and new residents of all ages.

### 3.3.2.1 Housing Objectives

- *Promote the development and sustainability of an appropriate and adequate mix of housing by fostering a range of types, tenure and affordability which can accommodate the broad needs of residents over time, regardless of age, income level, ability or household type.*
- *Facilitate the development of housing that is affordable for low- and moderate-income households while maintaining an appropriate supply of land in the County to accommodate residential growth.*
- *Encourage and promote housing for seniors, including housing with support facilities that enable seniors to age in place*
- *To ensure good long-term occupancy housing availability while responding to the needs for short term occupancy roofed accommodations of the travelling public and migrant workers.*
- *Work with the private sector, the not-for-profit sector, and all levels of government, community agencies and other stakeholders in the implementation of the County's housing policies.*

The proposed development provides housing in various built-forms to ensure that housing needs are provided for people at various stages of their lives. The proposal contemplates dwellings in the form of single-detached, linked dwellings, townhouses, apartments, and secondary suites.

The proposed development will greatly contribute to increasing and diversifying the housing stock in Wellington, and provide a range of housing options for all residents.

### 3.3.2.2 Cultural Heritage Objectives

*Maintain and enhance the heritage character of the built environment in a way that contributes to the high quality of place experience that is so integral to local economic development*

The proposed development provides high quality public realms through a main street environment on Belleville Street with a range of commercial, residential and mixed uses, as well as parks and greenspaces.

### 3.3.2.4 Community Facilities and Services Objectives

*Ensure that all residents, regardless of age, physical ability, and financial means, have access to facilities and services to support active living, social inclusion and quality of life.*

*Protect existing community focal points as demand for community services and facilities, particularly schools, changes.*

*Encourage community facilities and services to be located within Community Hubs as close to as many County Residents as possible. Community facilities are typically located in Settlement Areas with municipal services as they are part of the effort to support vitality in the Urban Centres, and applicable Village designations.*

The proposed development includes a variety of land uses congregated within the same community designed to allow for a high level of access to local amenities including parks, open spaces, Millennium trail, hotels, retail, employment, club house accessible to public, golf course and more.

Active transportation options, most prominently walkability is provided and encouraged through the composition of this proposal.

### 3.4 Infrastructure

#### *3.4.3 Water and Sanitary Sewer Services Policies*

*3.4.3.8 The extension of municipal sewer and water services shall only take place within lands designated Urban Settlement Areas as identified on Schedule 'A': Land Use Designations.*

The subject lands are located within the lands designated as Urban Settlement Areas, per Schedule 'A'.

*3.4.3.9 Extension of any municipal infrastructure beyond their existing service area shall be the responsibility of the developer, except as may otherwise be provided for in the Municipality's approved capital works funding. Where appropriate, the Municipality of Prince Edward will encourage arrangements for cost sharing among benefiting landowners.*

Significant improvement to sanitary and watermain are proposed in the Functional Servicing Report, and further discussions are required in order to develop a comprehensive servicing plan that will provide for appropriate incremental growth including interim servicing solutions and cost sharing agreements.

#### *3.4.3.1 Servicing Policies for Picton and Wellington Urban Centres*

*Development within the Picton and Wellington Urban Centres shall be designed and constructed in accordance with a Functional Servicing Plan or Plans, submitted at the time of application, dealing with sewage and water systems. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost-effective manner, to the satisfaction of the Municipality.*

The subject lands are located within Wellington Urban Centre. Upgrades to the municipal infrastructure as detailed in Section 5.2 of this Report.

#### *3.4.3.1 Stormwater Management Policies*

*The Municipality shall require appropriate stormwater management facilities and outlets for new developments that mitigate the impacts of stormwater quality and quantity. Stormwater Management Plans shall be required for any new major development with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Province's Stormwater Management Plan and Design Manual, or its successor.*

*An application for new development within any Urban Centre, Village or Hamlet shall be accompanied by a Stormwater Management Plan that:*

- a) Evaluates stormwater management on a 'watershed' based approach;*
- b) Incorporates an integrated treatment approach to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls, LID's and conveyance techniques, such as grass swales, where appropriate;*
- c) Identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;*
- d) Evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and evaluates how such changes will be minimized;*
- e) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how this can be minimized;*

- f) Offers specific direction on how end of pipe stormwater management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified by the Municipality; and
- g) Identifies criteria and circumstances upon which interim stormwater facilities may be considered or precluded.

Storm Water Management details are discussed in Section 5.3 of this Report.

### 3.4.5 Transportation Policies

The transportation system, for purposes of road allowance protection, is shown on Schedule 'E': Transportation & Infrastructure and includes roads in settlement areas. The transportation system is intended to provide for the efficient and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Provincial Highways are subject to Provincial requirements and permits in addition to the other policies of this Plan.

Traffic Impact Study details are discussed in Section 5.1 of this Report.



Figure 6: Schedule 'E' Transportation & Infrastructure

*The Municipality will work in partnership with private developers, adjacent municipalities, the Ministry of Transportation and the Province to provide a transportation system that integrates a range of travel modes to move people and goods.*

*Where new roads are proposed, the Municipality shall ensure that the location and design of the intended road pattern is coordinated with existing and future development areas.*

#### *Section 3.4.5.1 Policies for Demand Management, Public Transit & Active Transportation*

*To promote active living and sustainable tourism, the Municipality shall support walking and cycling as attractive modes of transportation by:*

- a) Using a complete streets approach to the design of new streets and the reconstruction, repair and maintenance of any right-of-way within the Municipality;*
- b) Requiring the development of high-quality bicycle and pedestrian facilities in public road allowances in new developments to the Municipality's satisfaction, and ensuring those facilities create linkages to key destinations, and the sidewalk and trail systems, where appropriate; Page 81 Official Plan 3.4 Infrastructure*
- c) Ensuring developments are planned, designed and developed to ensure the safety and efficient movement of cyclists and pedestrians;*
- d) Prioritizing safety considerations for pedestrians and cyclists when designing new or upgraded intersections;*
- e) Minimizing vehicle crossings of multi-use trails, and implementing appropriate safety standards for crossing that cannot be avoided;*
- f) Adopting mandatory bicycle parking requirements for all commercial, institutional, industrial, and multi-unit residential uses through the implementing Zoning By-law; and*

- g) Including supportive infrastructure for active transportation within any development.*

*Streetscape elements that improve the pedestrian and cycling experience may be encouraged, particularly within Settlement Areas.*

*Pedestrian circulation will generally be on sidewalks or multi-use trails adjacent to roads and may be separated from the road by landscaping. Exceptions may be considered where insufficient road allowance widths exist, or other terrain constraints exist. Landscaping may not be required in Settlement Areas.*

The Traffic Impact Study recommends that the Corporation of Prince Edward County complete a Transportation Master Plan to consider the effect of the substantial future development in the village of Wellington and propose solutions to improve and/or expand the existing road network to reduce congestion in the area. Such solutions could include construction of another east-west arterial (ie. extension of Street D farther east and west), conversion to one-way streets, etc. Additionally, the traffic report proposes that detailed options should be considered for intersection improvements on Main Street.

The traffic study also identifies the need for improvements at the intersection of Consecon Street Main St and Belleville Street /Main Street but options may be dependent on obtaining additional property for turning lanes, utility relocations, etc. as these intersections are challenged by existing small radii and hydro poles and buildings set close to the road.

#### *5.1.3 Land Division*

The Municipality shall support proposals for land division that:

- a) Contribute positively to the Municipality's unique rural character;*
- b) Create opportunities for local economic development;*

- c) *Support the fiscal well-being of the municipality;*
- d) *Do not fragment the Environmental Protection designation and natural*
- e) *heritage features and areas; and*
- f) *Where possible, incorporate features that promote environmental sustainability and healthy living.*

The proposed development includes connections to the Millennium trail, promoting active lifestyles to explore and travel to nature, other settlements and more. The development of residential, commercial and mixed uses supports growth of the local economy.

#### *Plans of Subdivision or Condominium*

*To provide for their review, applications for plans of subdivision and plans of condominium shall include the information as described in Section 51.18 of the Planning Act of Ontario, RSO.1990, C.P. 13, as amended.*

Redline Revision application is being submitted for Phase 2A and 4A and has been reviewed against Section 51 (24) of the Planning Act.

*Prior to approving a plan of subdivision or plan of condominium, the Municipality must be satisfied that the proposed development:*

- a) *Can demonstrate serviceability via municipal water and sanitary sewer, to the municipality's satisfaction, or by communal or private well and waste water disposal system where municipal services are not planned or existing;*
- b) *Can be supplied with other municipal services such as fire protection, road maintenance, waste disposal, and community facilities and services, without adversely affecting the Municipality's finances;*
- c) *Has been designed to integrate compatibly with the transportation system, adjacent existing and planned land uses, the Natural Heritage System, cultural heritage resources*

*and hazardous lands in such a way that protects and enhances the Municipality's special quality of place;*

- d) *Provides a mix of housing types and tenures including affordable housing options, wherever feasible;*
- e) *Provides opportunities for healthy living, including but not limited to access to green space and active transportation facilities;*
- f) *Addresses issues of energy conservation and sustainability; and*
- g) *Meets the design policies of this Plan, any area-specific urban design guidelines, and the applicable development standards and regulations of the Municipality.*

*Applicants of a proposed subdivision may be required to prepare studies in accordance with the requirements of this Plan to assess the impacts, financial or otherwise, of the proposal and identify mitigation strategies.*

*Draft approval of plans of subdivision or plans of condominium will include conditions which must be satisfied prior to final approval of the plan of subdivision or condominium. Such conditions may be required to be satisfied within an initial specified time period of three years, or draft approval may be withdrawn by the Municipality. Conditions of approval may be changed prior to final approval.*

The development will be developed in phases, and will ensure that the neighbourhood is developed organically and serves as a natural extension of the community.

### 6.3.1 Official Plan Amendment No. 40 (2010)

#### Summary

Based on our review of the Official Plan, it is our opinion that the proposed development is consistent with its policies as it proposes land use patterns that will ensure the efficient and orderly extension of municipal services into the subject lands. Additionally, the proposed development envisions a community that encourages healthy and active lifestyles for future residents. The proposed development will maintain the character of the existing community while diversifying the housing stock and providing a range of housing options with commercial components to address the needs of future and existing residents.

In 2010, an Official Plan Amendment (OPA) was submitted to change the designation of the subject lands from Rural, Open Space and Industrial to Special Residential and Open Space to permit a residential golf course community of 400 units, including single-detached dwellings, and minimum of 64 semi-detached dwellings, 76 townhouse units and 60 apartment units, all of which are surrounded by an 18-hole golf course.

The effect of the amendment was to allow the built-up area of the Village of Wellington to grow north of the Millennium Trail, on either side of Belleville Street, into an area designed by the Wellington Secondary Plan, which will be discussed further in Section 6.4 of this report.

The Official Plan Amendment was approved on August 11, 2010 by Planning Council to permit 460 unit residential subdivision and 18-hole golf course. A variety of housing densities including low to high densities are permitted with this site-specific OPA area. On this OPA, the golf course is designed as Open Space, which permits only the golf course and related uses.

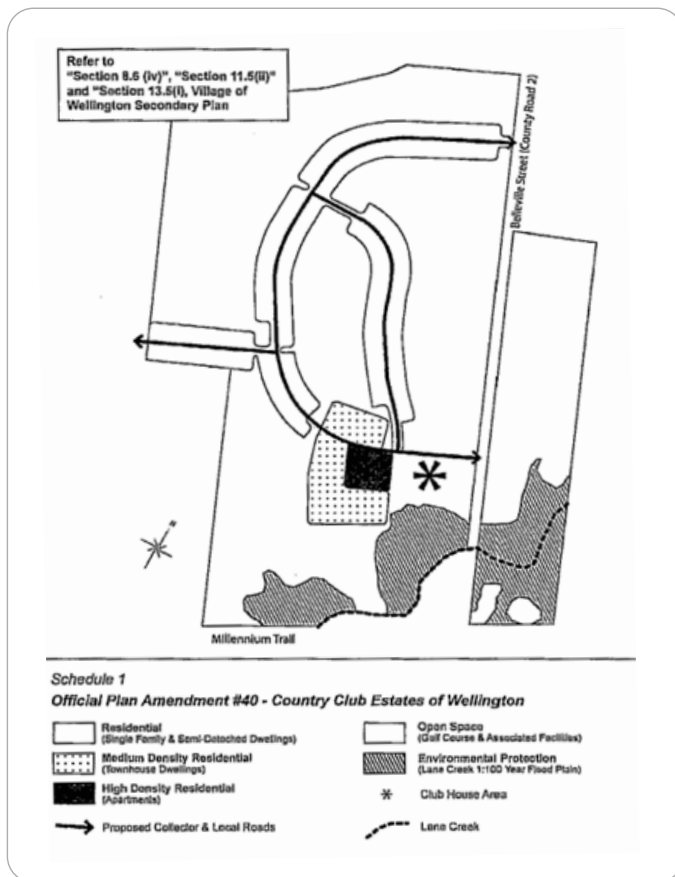


Figure 7: OPA 40 Schedule

## 6.4 WELLINGTON URBAN CENTRE SECONDARY PLAN

On December 17, 2013 the Council of Prince Edward County approved and adopted Official Plan Amendment No. 62, which revised the Official Plan for Prince Edward County by replacing the 1980 Secondary Plan with the *Wellington Urban Centre Secondary Plan*. The Secondary Plan was approved by the Ministry of Municipal Affairs on May 14, 2015.

The subject lands are designated predominantly as *Neighbourhood Development Area*, and partially as *Parks and Open Space Area* as identified on *Schedule A: Secondary Plan Land Use Map*.

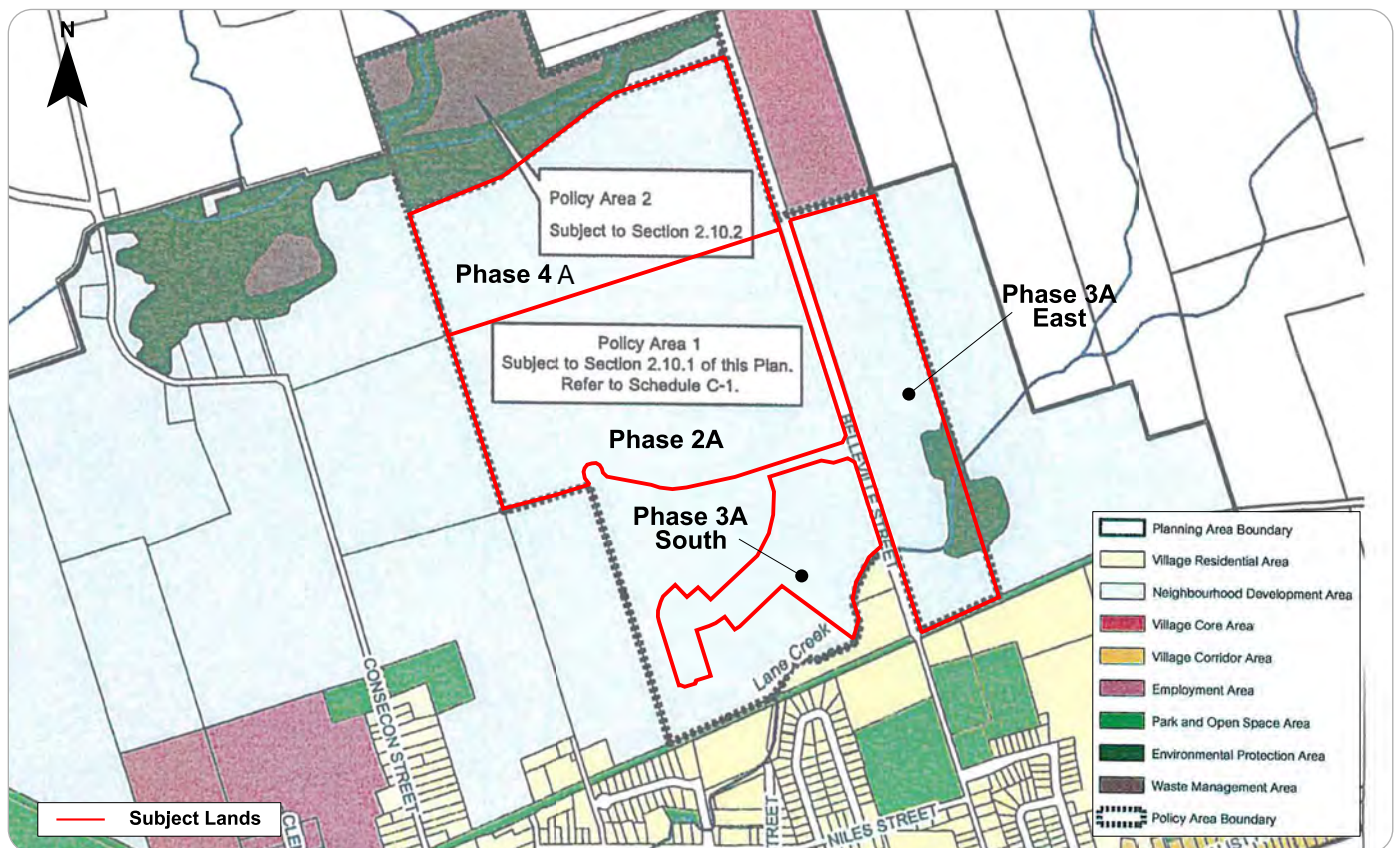


Figure 8: Schedule "A", Wellington Urban Centre Secondary Plan

### Section 2.2.2 Population Growth

Section 2.2.2 states that *Wellington appears to be poised for another period of strong growth with several major landholdings currently in various stages of planning approval. The developments proposed could result in the construction of some 805 new residential units and the addition of some 1,750 new residents. This activity speaks to the high level of development interest in Wellington and to the potential for future expansion.*

The proposed development contributes towards an additional of over 1,000 residential units within Wellington's *Urban Centre*. The development will facilitate the expansion of the *Urban Centre* and further contribute to achieving the growth targets for settlement areas within the County.

### Section 2.4.2- Neighbourhood Development Area

Policies of Section 2.4.2 indicate that the future development of the lands should represent a logical extension of the existing neighborhood north of the Millennium Trail. The policies of the *Neighbourhood Development Area* are intended to manage and accommodate the development of new neighbourhoods while maintaining and enhancing the built-form and character of surrounding neighbourhoods.

### Implementing Policies

1. *Recognize that the focus for residential intensification in Wellington will be in the Village Residential Area first and the Neighbourhood Development Area second.*
2. *Permit a mix of residential unit types in new neighbourhood development, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Secondary and accessory units, provided no more than two units exist on one lot, shall also be permitted.*

The proposed forms of residential developments conform to the policies for *Neighbourhood Development Area*. The proposed Secondary Suites will be ancillary to the linked dwelling units, and there will be no more than two units located on one lot.

3. *Require a minimum residential density of 14.5 units/net hectare (6.0 units/net acre) in new neighbourhood development with a preferred target residential density of 25 units/net hectare (10 units/net acre). Permit a maximum residential density of 37 units/net hectare (15 units/net acre) in new neighbourhood development.*

The proposed development contemplates a total of approximately 1,364 residential units on the subject lands, with an area of 89.47 hectares, which is equivalent to 33.74 units per net hectare.

4. *Permit a mix of neighbourhood-scale non-family residential uses in new neighbourhood development, including assisted and special needs housing, senior housing, and nursing homes as a means of meeting the full range of community housing needs.*

A range of housing types are proposed that accommodate the aging community in Wellington. Linked dwellings with secondary suites, townhomes and apartment units provide current residents with options to suit their current and future needs, as they age in place.

7. *Ensure that new neighbourhood development connects with existing neighbourhoods by means of streets, sidewalks, walkways or bicycle paths, and open space. Such connections will provide access to schools, parks, shopping, and work places and integrate new development in the existing village fabric. Connections shall encourage modes of active transportation and facilitate the safe separation of pedestrian and vehicular traffic (refer to Section 3.1.4).*

The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.

The proposed development provides adequate connections to the existing built-up area, as well as the proposed adjacent residential development. Multi-use trails and sidewalks ensure that all modes of active transportation are supported and encouraged. The development is not a gated community and does not eliminate any connectivity features with the built-up areas south of the Millennium Trail.

Section 2.10.1 – Policy Area 1 - Country Club Estates of Wellington

The subject lands are also subject to Policy Area 1, as indicated on Schedule A and C-1 (figure 6 and 7). Within Schedule C-1, the lands are predominantly designated as *Park and Open Space*. A portion of the property. The subject lands are designated as *Village Residential Area*, and partially as Hazard (1:100 Year Floodplain), and *Environmental Protection Area*.

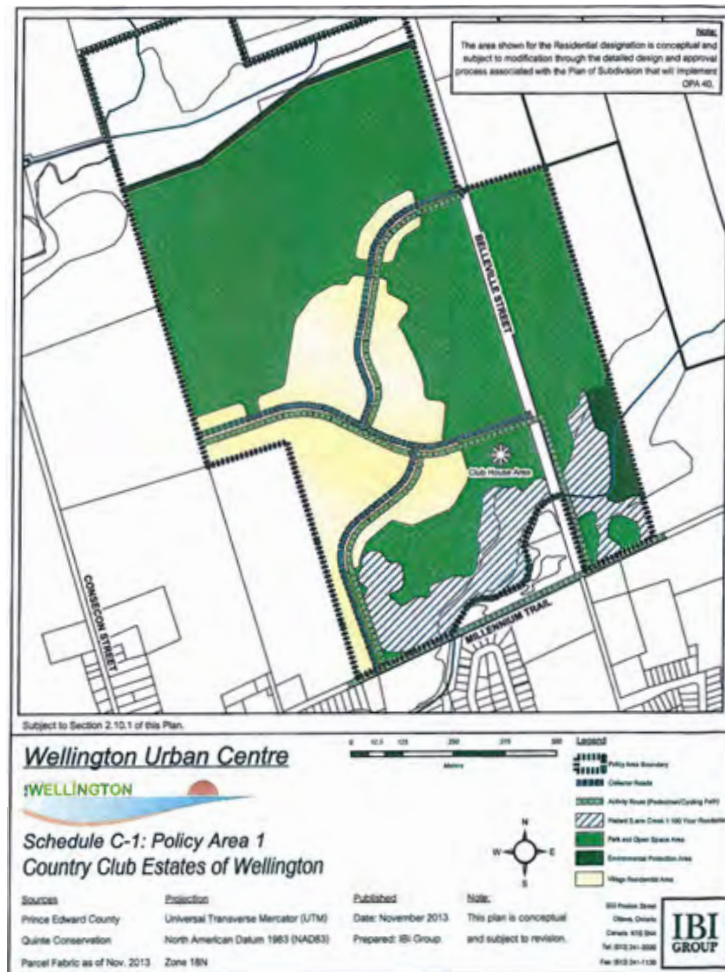


Figure 9: Schedule “C-1”, Wellington Urban Centre Secondary Plan- Policy Area 1

Section 2.10.1 part 2 identifies permitted uses for the lands within the Park and Open Space shown on Schedule C-1, and provides specific principles to be considered in the development of these lands:

- a) *The permitted uses on the subject lands shall be limited to a golf course and associated club house; overnight accommodation in guest rooms or suites in buildings other than the clubhouse; and storm water management facilities designed to serve the project area.*

The proposed development requires an amendment to the current Secondary Plan, as it proposes Residential and partially Commercial uses; however, the proposed uses are compatible with the existing Residential land use within the site, and other Neighbourhood Development Area to the west. The Phase 4A of the proposed development is consistent with parks and Open Space designation as it proposes a golf course and related uses, for overnight accommodation of the guests. Furthermore, the proposed development contemplates two public parks, and small parkettes to serve the future residents of the development.

Part 3 of Section 2.10.1 also notes the specific principle to be considered in the development and zoning of the *Environmental Protection Area* shown on Schedule C-1: Country Club Estates of Wellington, as follows:

- a) *The permitted uses on the subject lands shall be limited to those related to open space, conservation, or flood protection, including: educational and interpretive activities; passive recreational activities; flood control structures or works; erosion control structures or works; and existing agricultural activities. Such development must be approved in consultation with Quinte Conservation and the Ministry of Natural Resources, as appropriate. Refer to Section 2.8 of this Plan.*

The proposed development has consideration for the policies outlined in Section 2.10.1 part 3, as it has no intention to develop the portion of the lands, identified as an Environmental Protection Area.

4. The specific principles to be considered in the development and zoning of the lands within the 1:100 year floodplain of Lane Creek and identified as Hazard Area on Schedule C-1: Country Club Estates of Wellington, of this Plan are as follows:

- a) *The permitted uses on the subject lands shall be limited to golf course fairways, tees, greens, and cart paths; conservation uses including low-impact activities connected with the conservation of soil and wildlife; flood, sedimentation, and erosion control uses and structures; and sustainable resource management uses subject to the written approval of Quinte Conservation.*

The proposed development avoids high-impact development within the lands subject to the floodplains.

### Section 3.1- Transportation and Circulation

The policies of Section 3.1 promote a safe, efficient, equitable and sustainable transportation system within the Wellington community. The proposed development is designed to accommodate all forms of transportation, and provides a safe and efficient balance between vehicular and active modes of transportation. The guiding principles of Section 3.1 are satisfied through the design of the development.

#### 3.1.1 Transportation System Planning

System planning that incorporates the consideration of land use, alternative modes of transportation, and connectivity is most likely to achieve the long-term vision of a community.

## Implementing Policies

Council shall:

1. *Ensure that all services comprising the transportation system in Wellington, including their planning and construction, supports the goals and policies of this Secondary Plan. Wellington Harbour and the Millennium Trail are recognized as an integral part of the transportation system in Wellington.*

The proposed development recognizes the significance of the Millennium Trail, and has integrated the trail into the design and connectivity of the plan. Construction of the phases in close proximity to the trail, will not impede or negatively impact the function of the trail.

3. *Accommodate and integrate both motorized and active modes of transportation system planning and construction in Wellington. Refer to Section 3.1.4 regarding active transportation.*

Both motorized and active modes of transportation are considered in the proposed development. By providing multi-modal routes, sidewalks, and linkages, the design ensures that there is a safe and efficient balance between vehicles and pedestrians. Majority of the roads are 23 metres wide with sufficient width available for the provision of sidewalks to allow for pedestrian movement.

5. *Mandate a more grid-like pattern of streets in the planning of new development as a means of encouraging compact development, providing more direct and accessible routes for pedestrians and cyclists, and distributing vehicle traffic more evenly.*
6. *Establish connections between the developed neighbourhoods south of the Millennium Trail and future development in the Neighbourhood Development Area north of the Trail.*

*East west connections within the Neighbourhood Development Area shall also be established to provide the framework for a grid-like pattern of streets (refer to Schedule B: Secondary Plan Transportation Map).*

The proposed development proposes connection to the Millennium Trail.

7. *Consider potential environmental and human health impacts when evaluating improvements to the transportation system. Such impacts may include noise, vibration, air quality, and protection of environmental resources. Adverse impacts on the environment, public safety, public health, or quality of life shall be avoided (where possible), minimized, and mitigated in the planning, design, and construction of the improvement.*

The proposed development maintains a grid-like pattern of streets, and encourages a compact development form, with direct and accessible routes for pedestrians and cyclists through the multi-use trails. East-West connections have been provided in order to facilitate strong connectivity between Consecon Road and the adjacent residential development.

10. *Require that the potential impact of proposed development on the transportation system in Wellington be determined by means of a traffic impact study to be completed by the applicant. Where the transportation system is deemed inadequate, the applicant shall be required to:*
  - a) *Improve the system at no cost to the County to accommodate the development;*
  - b) *Make the necessary financial contributions for the required improvement; and/or*
  - c) *Dedicate rights-of-way for the development of roads.*

The applicant shall pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan to determine the specific need for and scope of the traffic impact study.

A traffic impact study has been completed to evaluate the impacts of the proposed development.

### Section 3.2 Services and Utilities

#### **Implementing Policies**

Council shall:

1. *Require that all new development in Wellington, including lot creation, proceed on full municipal water and sewer services, as appropriate.*

The municipal water and sewer services will be built as an extension from the existing services provided to the area. A multi-phase approach has been proposed, to ensure the responsible and effective expansion of the existing services, to maximize efficiency.

3. *Base the timing and priority of development in Wellington on the following principles of serviceability and location:*
  - a) *There is a logical extension of municipal services to contiguous development areas such that large undeveloped tracts of land do not have to be crossed;*
  - b) *A compact form and pattern of development is maintained;*
  - c) *The impacts on any environmental features are avoided (where possible,) minimized, and adequately mitigated;*
  - d) *The provision of all municipal services proceeds in an economically viable manner; and*

- e) *Priority is given first to reserving servicing capacity for infilling, intensification, and redevelopment.*

The proposed development is adjacent to the existing built-up area in Wellington, and is a logical location for the extension of municipal services. The compact form and pattern of development is maintained through the grid like design of the proposed neighbourhood, and a phasing approach will be implemented to ensure the expansion of municipal services proceeds in an economically viable manner.

#### Grid Pattern

The proposed development uses a grid pattern versus cul-de-sacs or hammer head designs, encouraging safe driving for vehicles and cyclists, improves safety and wayfinding for pedestrians, positive for retail and recreation as there are multiple ways to reach a destination.

### Section 4.3 Housing

#### **Implementing Policies**

Council shall:

6. *Encourage the provision of affordable housing by:*
  - a) *Supporting increased residential densities in appropriate locations and promoting a full range of housing types-including semi-detached, duplex, triplex, townhouse, and apartments-as part of development or redevelopment;*
  - b) *Permitting second units within existing and proposed single-detached, semi-detached, and townhouse units, and accessory units as appropriate;*

- c) *Permitting the conversion of single-detached residential dwellings into not more than three separate dwelling units, and the conversion of semi-detached and townhouse dwellings into not more than two separate dwelling units;*
- d) *Providing infrastructure in a timely manner;*
- e) *Enacting a Municipal Housing Capital Facilities By-law under the Municipal Act to enable the County to enter into agreements with private and non-profit partners for the provision of affordable rental housing;*
- f) *Considering alternative residential development standards to facilitate affordable housing and a more compact development form; and*

As discussed in the public meeting held in May 2022, the residents stated their preference for smaller units such as bungalows or townhouses. The proposed development promotes the attainable housing policies of Section 4.3.6 by providing a wide range of housing units, and diversifying the housing stock.

#### Section 4.1 Village Design

*The Secondary Plan is intended to identify key elements of design to be considered in new development and redevelopment in Wellington. This identification of the key elements of design should not be construed as design guidelines but as interim direction until such time as the County provides more detailed design direction and objectives or prepares guidelines.*

#### **Implementing Policies**

Council shall:

*1. Consider design an integral component of new development and redevelopment in Wellington. Council should require a design statement with all planning applications to ensure that the design considerations of this Plan, and relevant design guidelines that may be prepared, are addressed.*

The landowner and the consulting team are involved in an ongoing discussion with City Staff and the Public to ensure that the Design requirements are met.

#### 4.1.1 Residential Design

*In the Neighbourhood Development Area, compact design and connectivity are the primary concerns.*

#### **Implementing Policies**

Council shall:

- 1. Ensure that infill development reflects the scale, function, and character of existing development. Intensification should integrate with the existing low-rise fabric of the neighbourhood.*
- 3. Consider slightly taller buildings of three and four stories in the extension of existing neighbourhoods and in new neighbourhoods, but locate such buildings together on interior streets away from existing low-rise development. Intensification using three and four storey buildings in existing neighbourhoods should occur at the periphery of these areas and at major intersections. Such buildings could incorporate neighbourhood-scale non-residential uses.*

The proposed development has consideration for the built form and height in the County and is compatible with residential subdivisions to the south of the subject property. The multi-storey buildings have been located along Belleville Street is a County Road with an appropriate height transition to the rear properties.

4. *Encourage the extension of existing neighbourhoods in the Village Residential Area and new neighbourhoods within the Neighbourhood Development Area based on a grid-like pattern of streets so as to provide a strong circulation network. Such a network should link local residents with important community elements, amenities, and adjacent neighbourhoods and provide sufficient access for both vehicular and active modes of transportation.*

The proposed development promotes connectivity between community elements and amenities, by incorporating Multi-Use links to provide direct access to the central common area and open green spaces.

#### Section 4.3 Housing

#### **Implementing Policies**

Council shall:

6. *Encourage the provision of affordable housing by:*
  - a) *Supporting increased residential densities in appropriate locations and promoting a full range of housing types-including semi-detached, duplex, triplex, townhouse, and apartments-as part of development or redevelopment;*
  - b) *Permitting second units within existing and proposed single-detached, semi-detached, and townhouse units, and accessory units as appropriate;*
  - c) *Permitting the conversion of single-detached residential dwellings into not more than three separate dwelling units, and the conversion of semi-detached and townhouse dwellings into not more than two separate dwelling units;*

- d) *Providing infrastructure in a timely manner;*
- e) *Enacting a Municipal Housing Capital Facilities By-law under the Municipal Act to enable the County to enter into agreements with private and non-profit partners for the provision of affordable rental housing;*

*The proposed development is compatible with policies of Section 4.3, by providing a diverse range of Residential units including single-detached, townhouses and apartment units.*

- f) *Considering alternative residential development standards to facilitate affordable housing and a more compact development form.*

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 proposals contribute 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 contributes to the affordable housing policies of Section 4.3.6 by providing a wide range of housing units and diversifying the housing stock.

#### Section 4.7 Environmental Management

##### 4.7.1 Water Resources

Water resources in Wellington include both surface and groundwater. Poor planning and management of water resources can lead to their contamination, degradation, and loss of supply. The protection and management of water resources is an important element in maintaining and enhancing the quality of life in Wellington.

## Conclusion

It is our opinion that the proposed development addresses the policies in the Wellington Urban Secondary Plan. The proposed development is designed to be integrated with the built form, linking to municipal services and infrastructure. The current composition of Wellington's housing stock will be diversified further to provide residents with multiple options for which dwelling style and size is most suitable. Overall, the proposal maintains the goals and policies of the secondary plan by providing the necessary density and growth in a compact form, preserving the natural environment, and promoting active transportation modes. The supporting studies ensure that adequate mitigation strategies and measures will be in place to ensure the preservation of the natural heritage system and preserve growth long-term in an efficient form.

Although a Secondary Plan Amendment application is required to change the land use designation of the subject lands, it is our opinion that the proposed development is in keeping with the intent of the Secondary Plan policies and satisfies the policies outlined in the Wellington Urban Centre Secondary Plan. The proposed development is sensitive to the Wellington's existing character and built form. The development has been designed to maintain the main intent and policies of the Secondary Plan, while providing the necessary density and growth. The proposed uses will diversify the housing stock, and support the need for more attainable housing for the all ages, while also providing new housing options for future residents. The proposed development will provide uses and density that are appropriate for Belleville street.

# 6.5 PRINCE EDWARD COUNTY COMPREHENSIVE ZONING BY-LAW NO. 1816-2006

The subject lands are regulated by the Prince Edward County Comprehensive Zoning By-law No. 1816-2006. Lands are currently zoned as R2-7-H, R3-35-H, TC-54-H and OS-26-H.

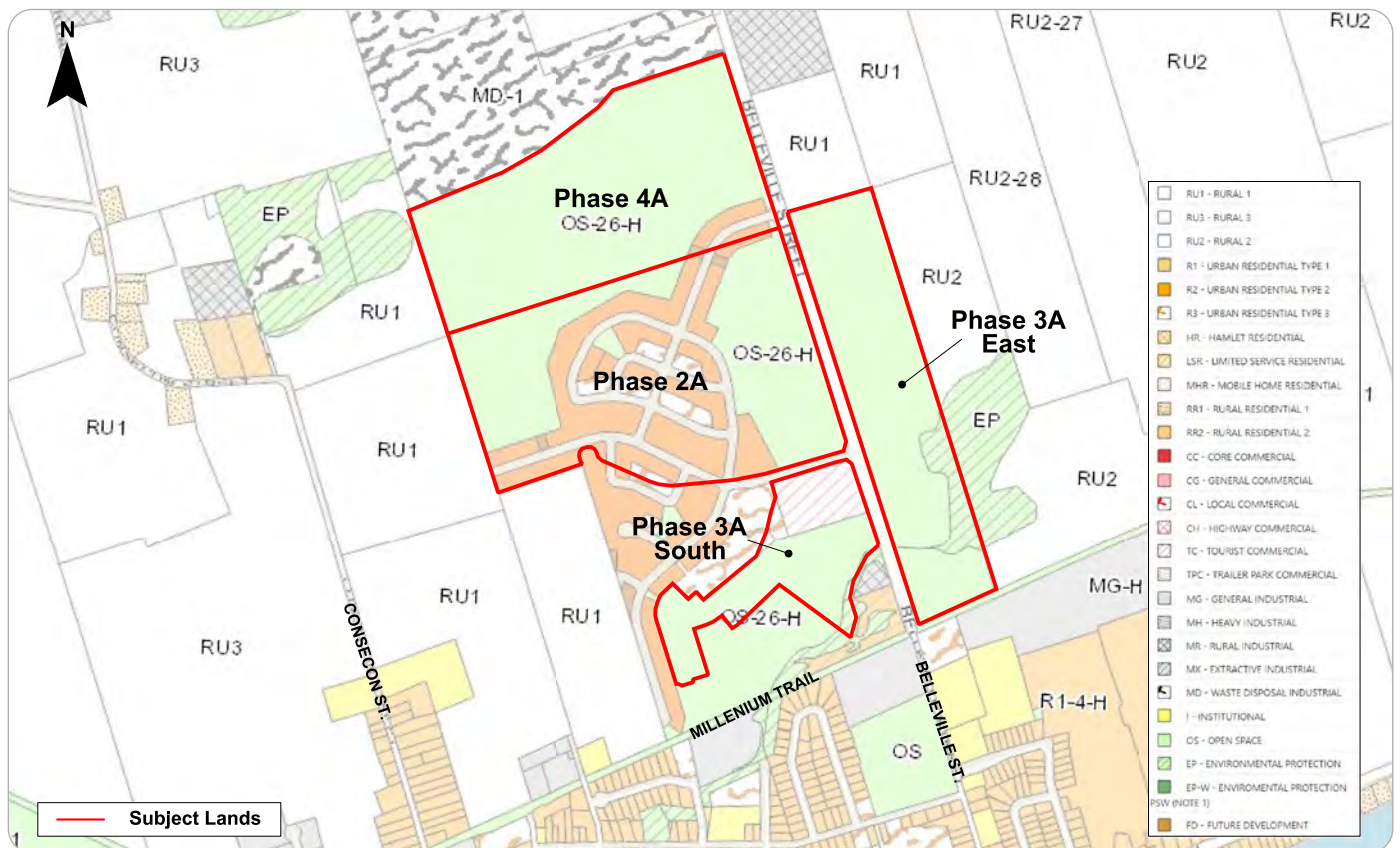


Figure 10: Zoning By-law Map

Currently existing within the subject lands:

- R2-7-H Zone (County Club Investments)
  - Permitted uses
    - Single-detached dwelling;
    - Semi-detached dwelling; and
    - Home business.
  
- R3-35-H Zone (County Club Investments)
  - Permitted uses
    - Townhouse dwelling;
    - One unit of a townhouse dwelling; and
    - Home business.
  
- TC-54-H Zone (Country Club Investments)
  - Permitted uses
    - A golf course club house, including parking and accessory uses such as tennis courts, fitness area, outdoor patio and a pool;
    - Accessory retail commercial establishment;
    - Restaurant;
    - Banquet Hall;
    - Sales or professional office
  
- OS-26-H Zone
  - Permitted uses
    - A golf course;
    - Stormwater Management Facilities; and,
    - Uses, buildings and structures normally accessory and incidental to the foregoing excluding a club house
  
- R3-37-H Zone (County Club Investments)
  - Permitted uses
    - Apartment Dwelling;
    - Retail commercial establishment within apartment dwelling;
    - Home Business; and
    - Uses, buildings and structures accessory to the foregoing.

## 7. PLANNING ANALYSIS AND JUSTIFICATION

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To implement the proposed development, a Zoning By-law Amendment and an Official Plan Amendment, as well as a Draft Plan of Subdivision Redline Revision. The following rationale provides justification for the proposed development.

## 7.1 DRAFT OFFICIAL PLAN AMENDMENT

An Official Plan Amendment is required in order to amend the Wellington Urban Centre Secondary Plan, from *Neighbourhood Development Area* to *Village Residential Area*, *Village Core Area*, and *Parks and Open Space Area*. The proposed amendment will adopt the policies of the Village Core Area and Parks and Open Space Area, to accommodate the future residential, commercial and mixed-use development proposal to expand the existing built-up area of Wellington. In addition to the above:

Section 2.4.1 ‘Village Residential Area’ is required to be amended to permit this designation on the subject property on the north side of the north of Millennium Trail, to expand the residential neighbourhood. The policy analysis is described below:

Table 4: Village Residential Area

Guiding Policies	Provision	Proposed
Policy 2.4.1 part 1	Support a diverse range of housing types at a range of residential densities that meet the existing and future needs of the community.	The proposed Development provides a diverse range of housing types and densities including single-detached houses, townhouses, and apartment units.
Policy 2.4.1 part 2	Encourage the creation of complete neighbourhoods that meet the everyday needs of residents and make the most of existing municipal infrastructure.	Supporting commercial uses are proposed to serve the future neighbourhood and the whole County.
Policy 2.4.1 part 3	Support the intensification of existing neighbourhoods south of the Millennium Trail by encouraging compatible infill development and the extension of these neighbourhoods into surrounding undeveloped areas within the Urban Centre.	The proposed development provides more than 1,000 new residential units on underutilized land within the Urban Centre.

Section 2.5.1 'Village Core Area' is required to be amended to permit this designation along Belleville Street from Millennium on the south side and Gilead Road on the north side, to facilitate the development of commercial uses.

Table 5: Village Core Area

Guiding Policies	Provision	Proposed
Policy 2.5.1 part 1	Concentrate commercial shopping, business, office, tourism, and storefront creative rural economy uses in the Village Core.	The proposed Development provides a 50,000 to 70,000 square feet of commercial space along Belleville Street including the Hotel use.
Policy 2.5.1 part 2	Support a diverse mix of complementary residential and community uses that meet the existing and future needs of the community and encourage a healthy and vibrant Village Core.	Belleville Street is designed as a mixed-use Corridor creating a vibrant streetscape of pedestrian-oriented activities such as ground floor building with residential above
Policy 2.5.1 part 3	Support the adaptive re-use and conversion of existing buildings in the Village Core while encouraging appropriate infill development.	The proposed development represents an efficient utilization of underutilized vacant land through infill development.
Policy 2.5.1 part 4	Enhance the waterfront area and strengthen the link between it and the Village Core.	The connection to the Millennium trail would provide a strong connectivity the neighbourhood.

**OFFICIAL PLAN AMENDMENT  
SCHEDULE 1**

**Legend**

-  Planning Area Boundary
-  Village Residential Area
-  Neighbourhood Development Area
-  Village Core Area
-  Village Corridor Area
-  Employment Area
-  Park and Open Space Area
-  Environmental Protection Area
-  Waste Management Area
-  Policy Area Boundary
-  Lands Subject to This Amendment

**Site Description:**

Phase 2A, 3A East, 3A South and 4A  
Cork and Vine Community  
Lot 191 and Parts of Lots 10, 188, 195,  
196, 196B, and 197  
Registered Plan No. 8  
(Village of Wellington)  
The County of Prince Edward

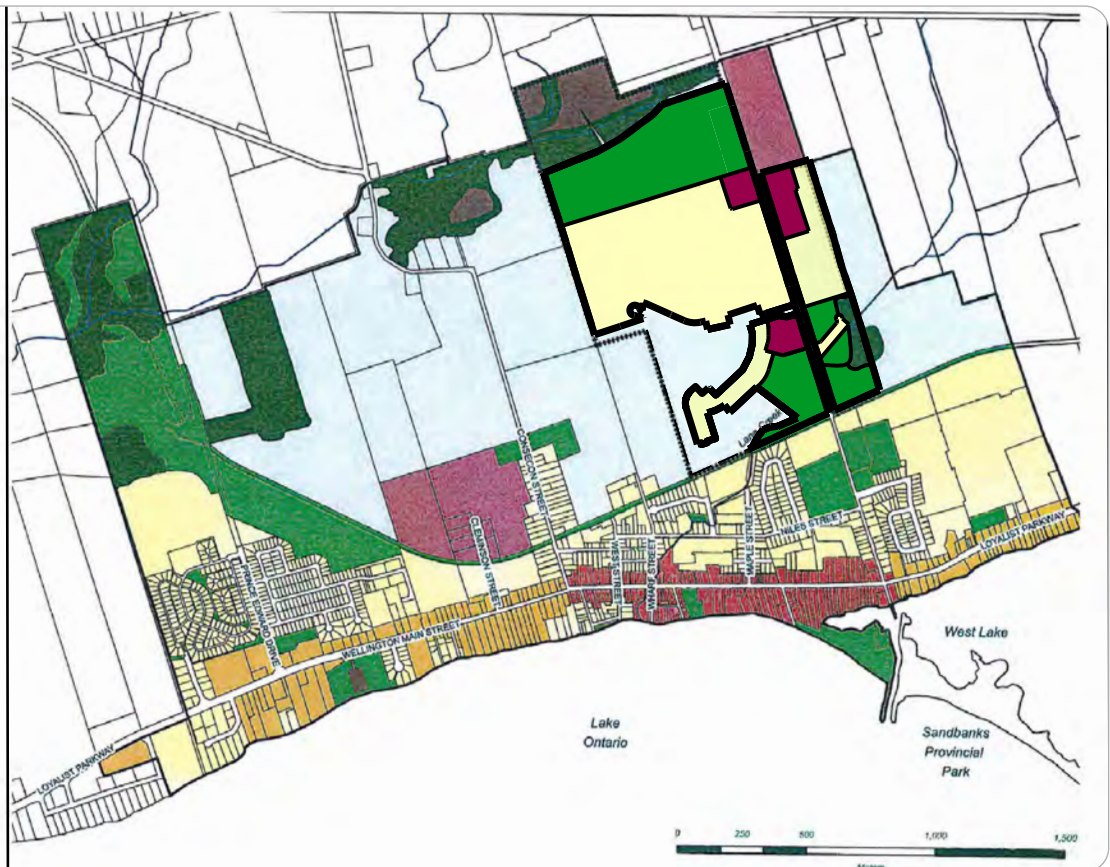


Figure 11: OPA Schedule

## 7.2 DRAFT ZONING BY-LAW AMENDMENT

The proposed development does not comply with the current zones of the Zoning By-law 1816-2006. The amendment is required to rezone the subject property to “Core Commercial (CC)” to facilitate the development of proposed commercial and mixed-use areas. The residential properties will be rezoned to “Urban Residential Type Four (R4)” permitting single-detached, semi-detached, and townhouse dwellings. A portion of the lands is required to be rezoned to “Tourist Commercial” Zone (TC-54)” to permit the golf course and associated clubhouse. Additionally, a middle portion of the land is to be rezoned to “Open Space” Zone (OS) permitting the Parks and Open Space.

## 7.3 DRAFT PLAN OF SUBDIVISION REDLINE REVISION

In this submission, we would like to further revise the approved plan of subdivision to include additional commercial, residential and recreational space and include revisions to road alignment and widths.

Per received conditions of the previously approved Draft Plan of Subdivision, it should be noted that Site Plan Control application is not required for Low-density residential uses.

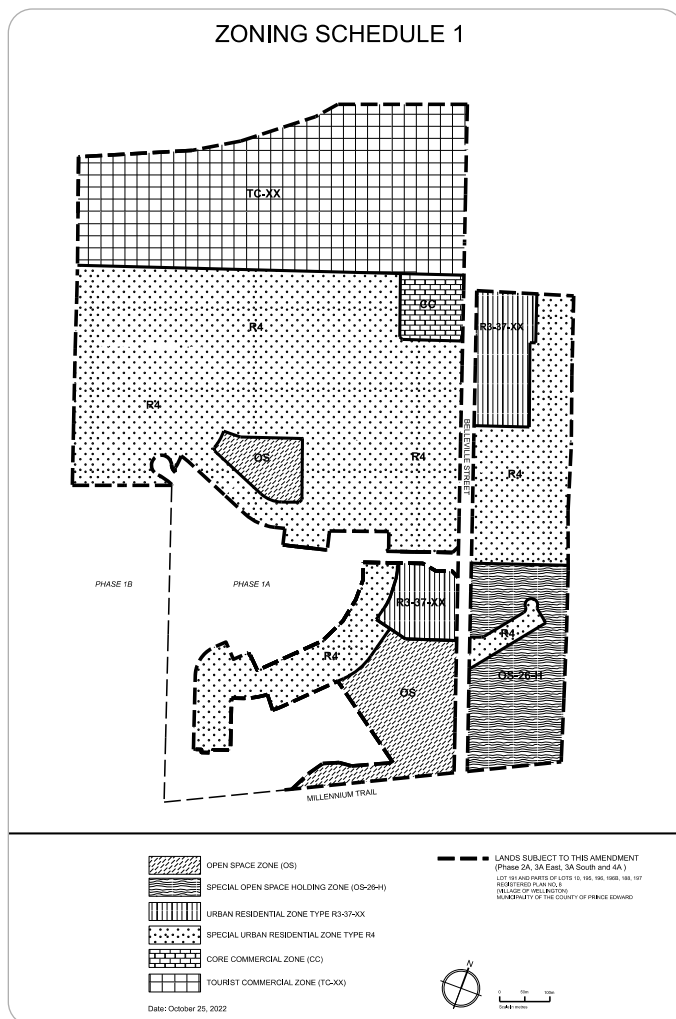


Figure 12: Draft ZBA Schedule

## 7.4 SUMMARY OF THE PLANNING POLICIES

The proposed development has appropriate regards to Planning Act (1990) and Provincial Policy Statement (2020), conforms to the Prince Edward County Official Plan (2021), and generally meets the intent of Wellington Urban Centre Secondary Plan, including those policies pertaining to intensification, urban form, infrastructure and compatibility with the surrounding area. It is our opinion that the proposed development is consistent with the policies of the Provincial Policy Statement, as it provides intensification within an appropriate area scheduled to grow, provides long term employment opportunities, and has the capacity to be serviced by the future expansion of infrastructure.

The proposed development conforms to the policies and objectives of the Official Plan, as it proposes land use patterns that will ensure the efficient and orderly extension of municipal services into the subject lands. Additionally, the proposed development envisions a community that encourages healthy and active lifestyles for future residents, while providing job opportunities in various forms and sectors. The proposed development will maintain the character of the existing community while diversifying the housing stock and providing a range of housing options to address the needs of future and existing residents.

Further to the above, through the incorporation of the proposed Zoning by-law, urban design, and Official plan policies, the proposed development will be compatible with the surrounding neighbourhood, while promoting diversity in housing options and mixed uses. In summary, it is our opinion that the proposed development and corresponding applications are considered appropriate and represents good planning.

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## 8. PUBLIC CONSULTATION STRATEGY

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In accordance with the requirements of the Planning Act a Public Consultation Strategy is required to support a Zoning By-law Amendment application. The Public Consultation Strategy that will be utilized has been outlined below.

Below is a list of all items that have been, or will be, provided throughout the public consultation:

1. Following the formal submission of the application, a sign will be posted on the subject property, in a visible and informative way per County standards;
2. Application details will be provided and posted on the County website for the development applications;
3. A Notice of Complete Application will be mailed to residents within 120 of the subject lands; 4. A Statutory Public Meeting will be held with the appropriate committee of the Council.
4. Residents within 120 metres of the subject lands will be notified via mail of the Public Meeting date and details.
5. Notice of a Statutory Public Meeting shall include, information regarding the power of the Local Planning Appeal Tribunal to dismiss an appeal if an appellant has not provided Committee of the Whole with oral submissions or written submissions before a decision is made on the development application.
6. Following the Statutory Public Meeting, the public will be notified of future Council meetings regarding the recommended decision.

The Open house for the whole Cork and Vine site was held on July 26th, 2022. It was attended by over 40 attendees including a representative from planning staff and residents. The Open house format included a presentation from Weston Consulting and the owner followed by focus group discussions. The purpose of this event was to:

- make the public aware of the Concept Plan;
- give residents the opportunity to meet the planning and owner team;
- Inform attendees about the anticipated timeline for the project;
- Obtain feedback on the development key direction from the development project;
- Provide an opportunity for attendees to provide feedback on community planning, services, and infrastructure.

The meeting helped the planning team to understand the perspectives and needs of the residents.

Mentioned below are key findings:

- Preference for walking and biking paths;
- Preference for outdoor activity area;
- Preference for community facilities;
- Preference for mixed-use apartment buildings;
- Preference for shopping and retail facilities;

The Plan has been revised to include a multi-use trail, hotels, clubhouse, parks, and mixed-use apartment dwellings along Belleville Street (Appendix A is the presentation file, presented in the meeting).



## 9. CONCLUSION

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Based on our analysis of the existing and future site context, the planning policy, technical studies, and supporting materials it is our opinion that the proposed development and planning applications will complement the existing character of Wellington by offering various housing, retail, and employment opportunities. It is our opinion that the proposed development and applications represent good planning and should proceed through the public process as outlined in the *Planning Act*.





# A COMMUNITY FOR EVERYONE

PUBLIC CONSULTATION

WESTON  
CONSULTING



 KAITLIN  
CORPORATION



# TONIGHT'S AGENDA

## Overview of the Evening

- 6:00 – 6:15 ● Introduction
- 6:15 – 7:00 ● Presentation
- 7:00 – 8:00 ● Break Out Discussion
- 8:00 – 8:30 ● Report Back
- 8:30 – 9:00 ● Wrap up & Next Steps



# PURPOSE OF TONIGHT'S MEETING

- Introduction of the Owners and Project Team
- History of the Project
- Overview of the Site
- What do you want to see? (Ideas, Thoughts, Suggestions)
- Break Out Group / Q&A



# OWNERS AND PROJECT TEAM



# OWNERS AND PROJECT TEAM



25 years, an award winning land developer and builder. Kaitlin communities can be found in Richmond Hill, Oakville, Aurora, Stouffville, King City, North York, Pickering, Bowmanville, Newcastle, Brooklin, Uxbridge, Collingwood, Midland, the Kawarthas, Wellington and Kingston.

Kaitlin has obtained approvals for over 5000 residential units, serviced approximately 4000 lots and built over 3000 homes, a retirement home, and 1000 condominium suites.



# VISION FOR THE COMMUNITY

- Walkable.
- Accessible.
- Variation in Housing type.
- Integrated with the entire neighbourhood.
- Enjoy proximity to natural woodlots.
- Recreational Amenity.
- Varying age groups or selected age groups.
- A healthy community.
- Key amenity features centred around the golf course and clubhouse.
- Additional Amenity features - SWimmig pool, tennis courts, Others?
- Integrated use of various amenities and spaces instead of being isolated stand-alone features.
- Foster positive interaction between different amenity users/age groups.



# SITE AND SURROUNDING CONTEXT

**Location:**

Town of Wellington, West of Belleville Street, East of Consecon Street, and North of Millennium Trail.

**Total Area:**

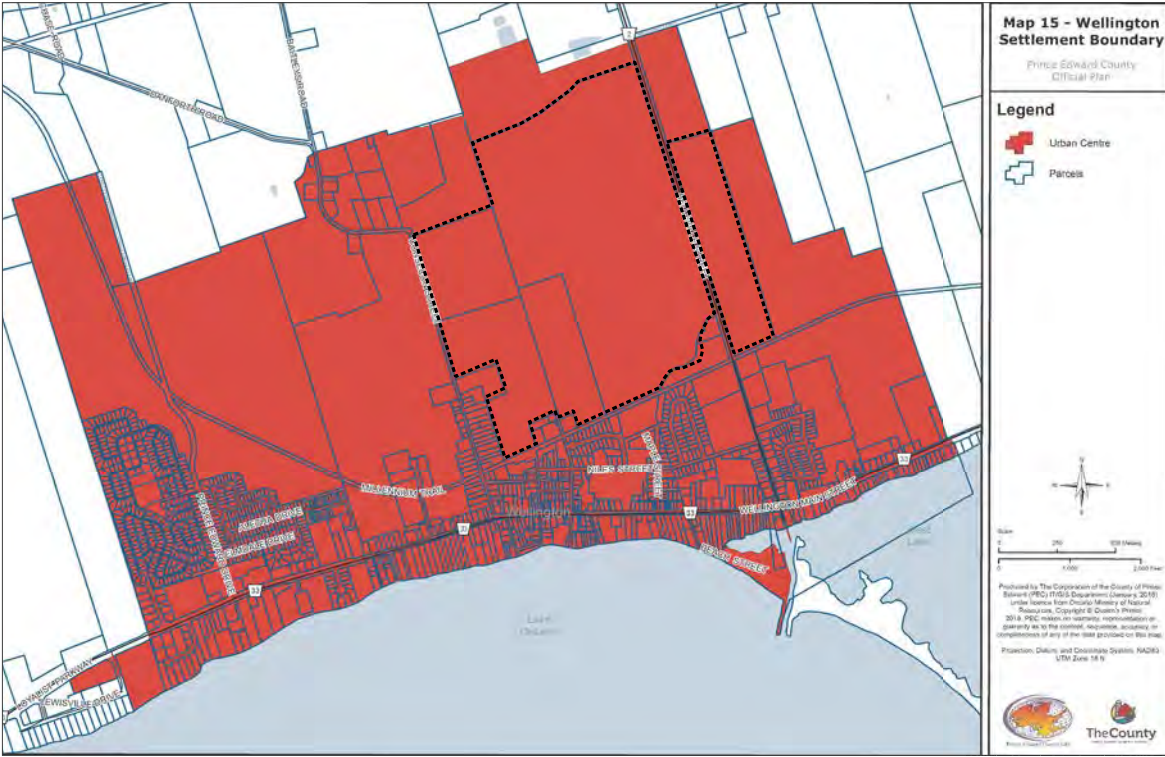
147 ha

**Current use:**

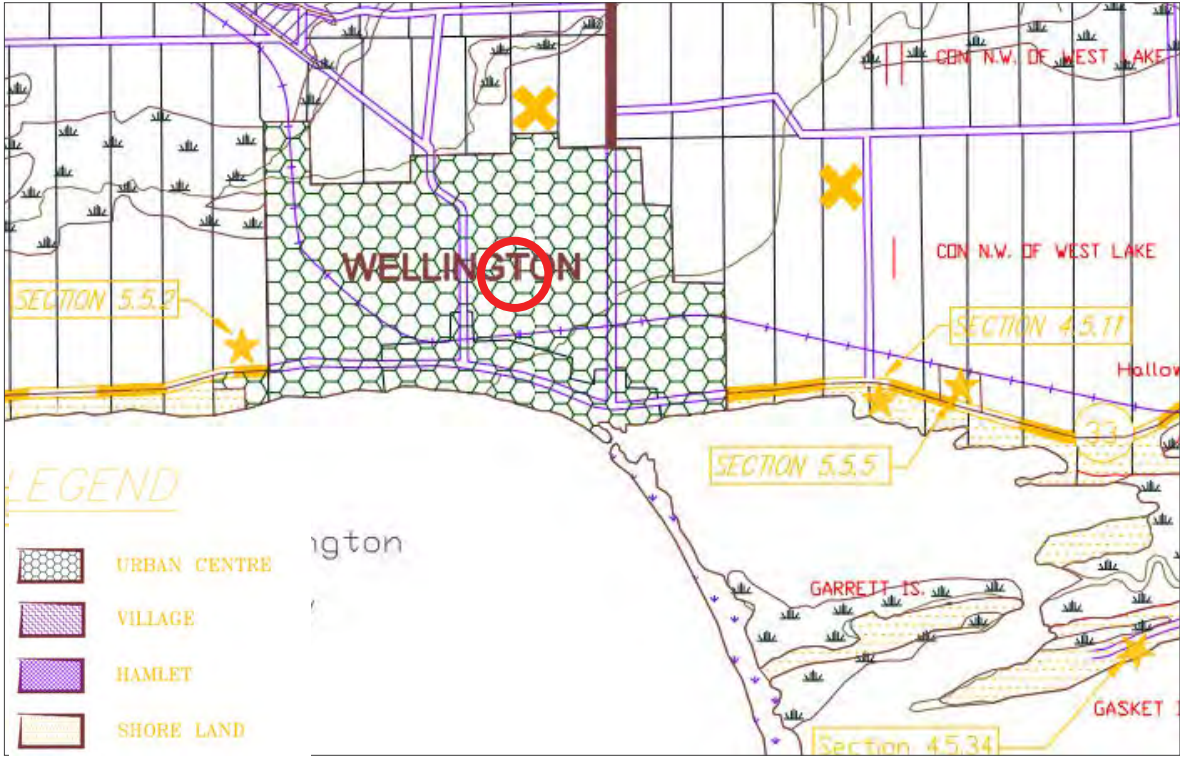
Vacant agricultural lands.



# POLICY FRAMEWORK

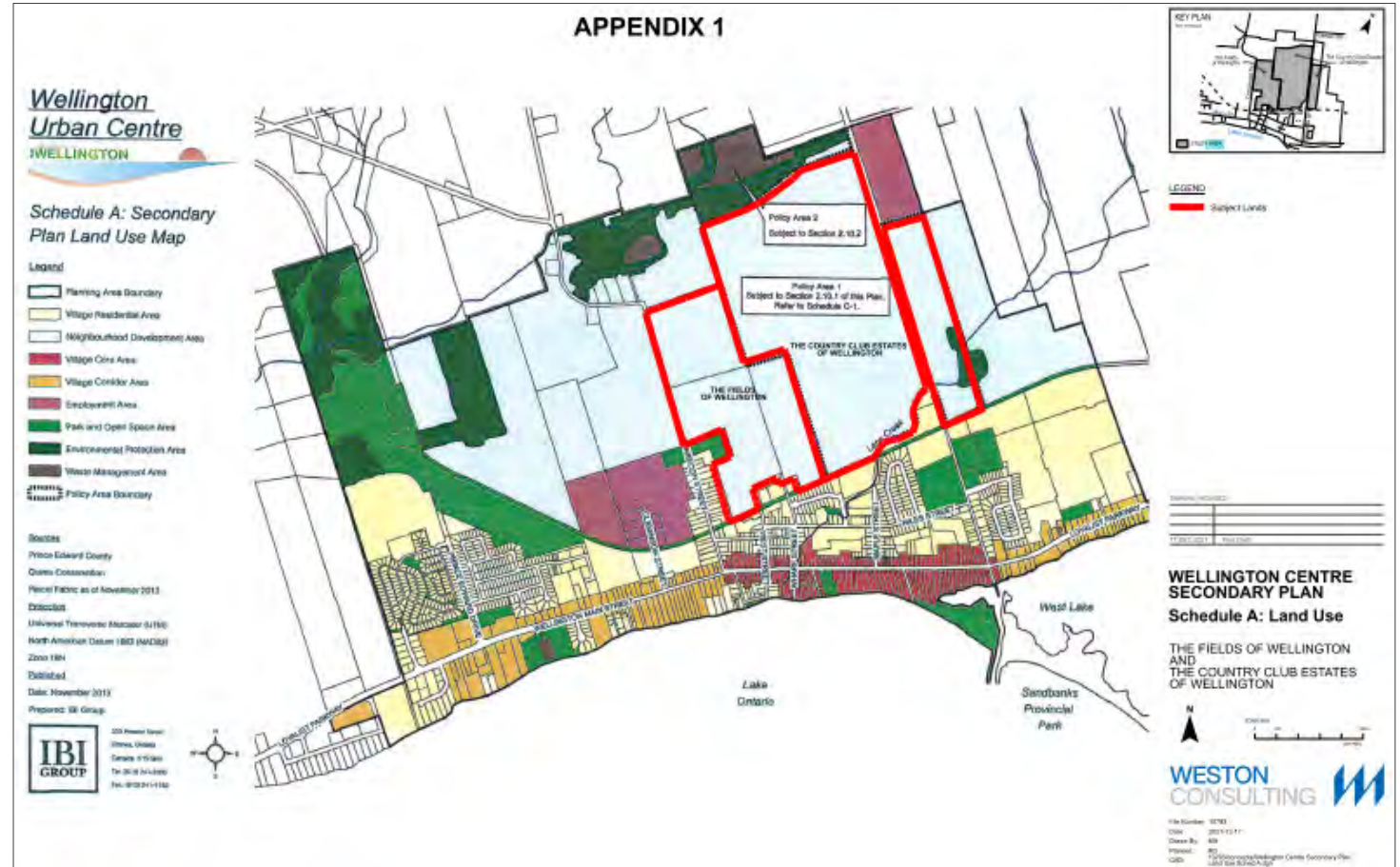
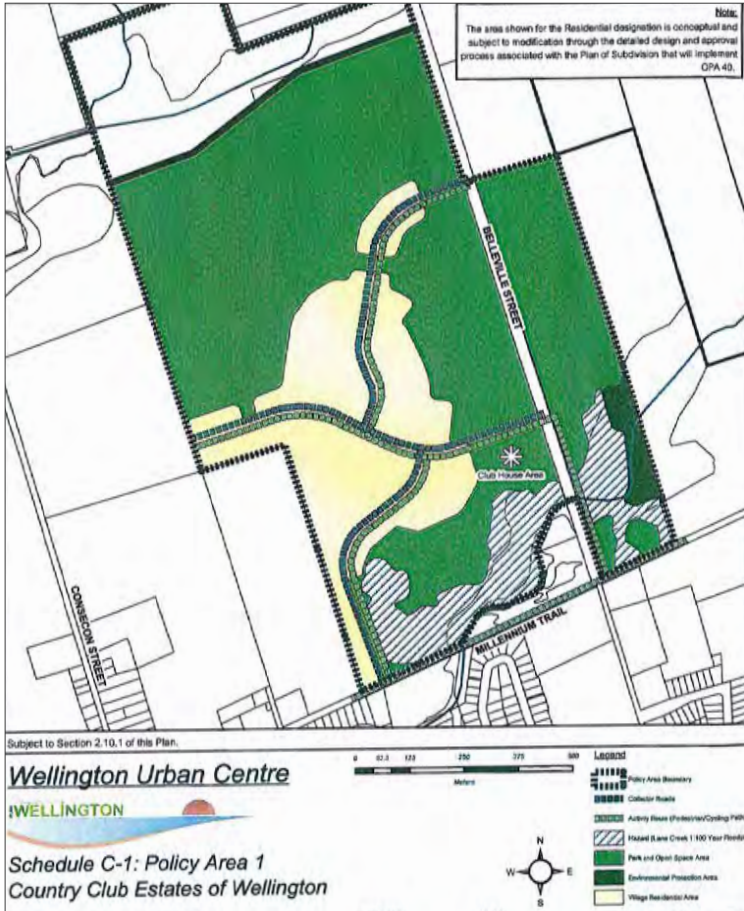


Official Plan 2021  
 Urban Centre



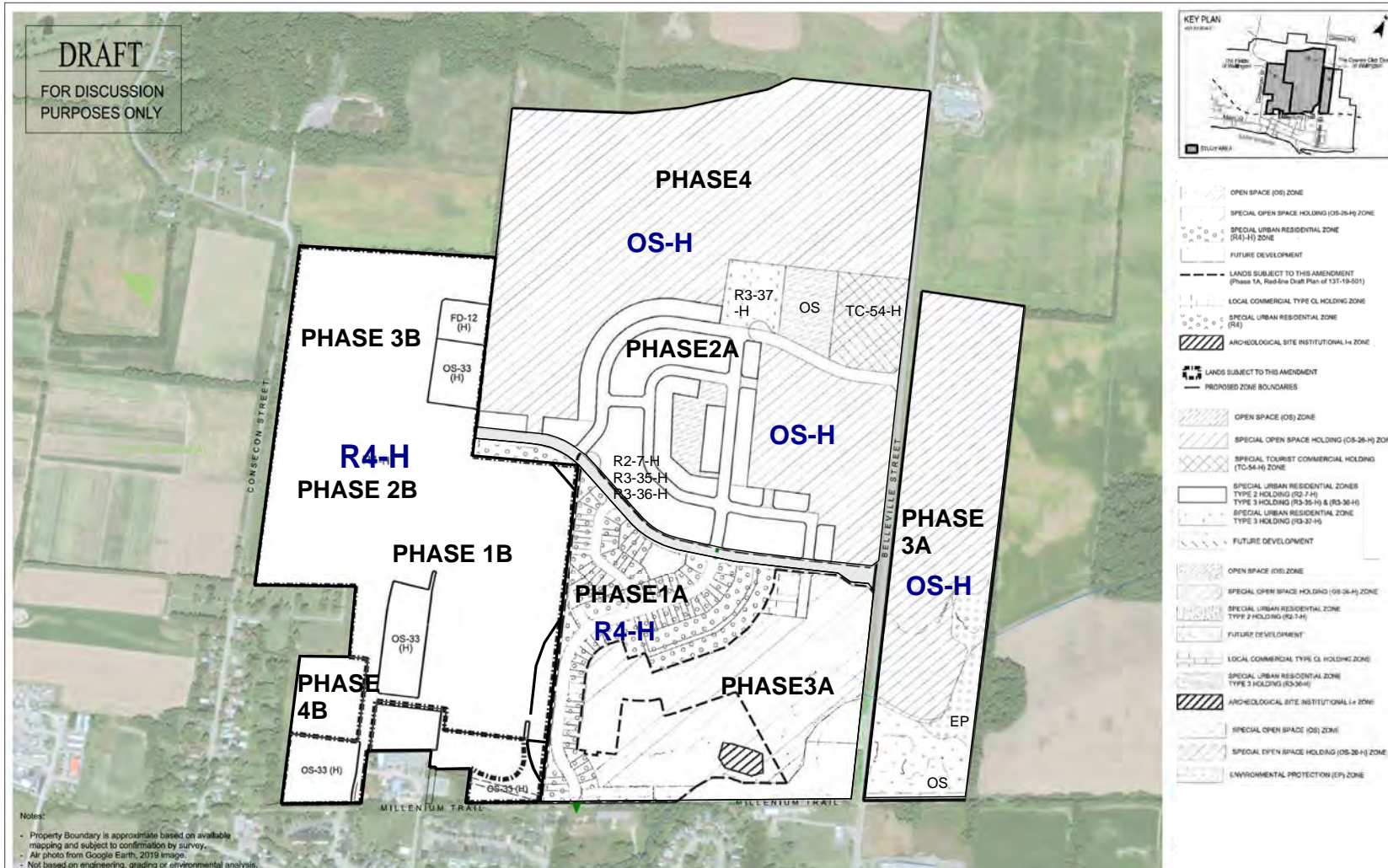
Official Plan 2006  
 Urban Centre

# POLICY FRAMEWORK – SECONDARY PLAN



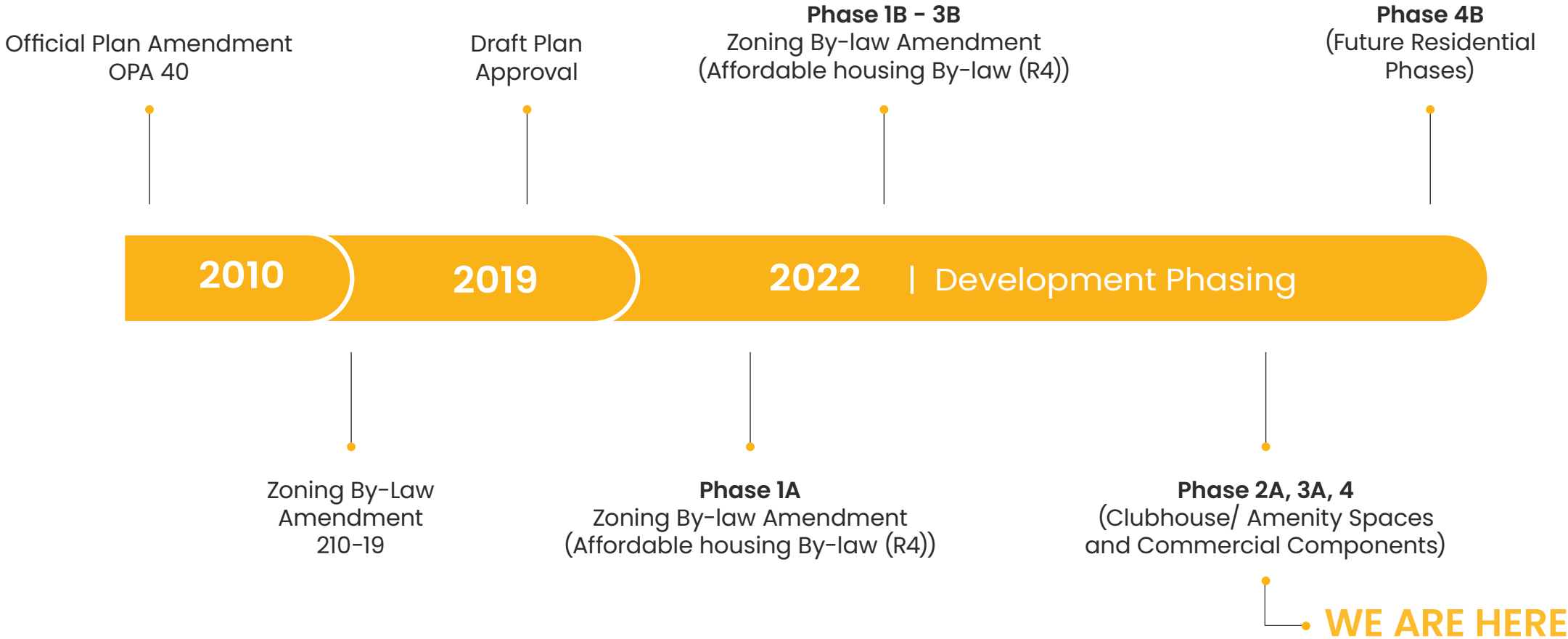
Neighbourhood Development Area

# POLICY FRAMEWORK – ZONING BY LAW

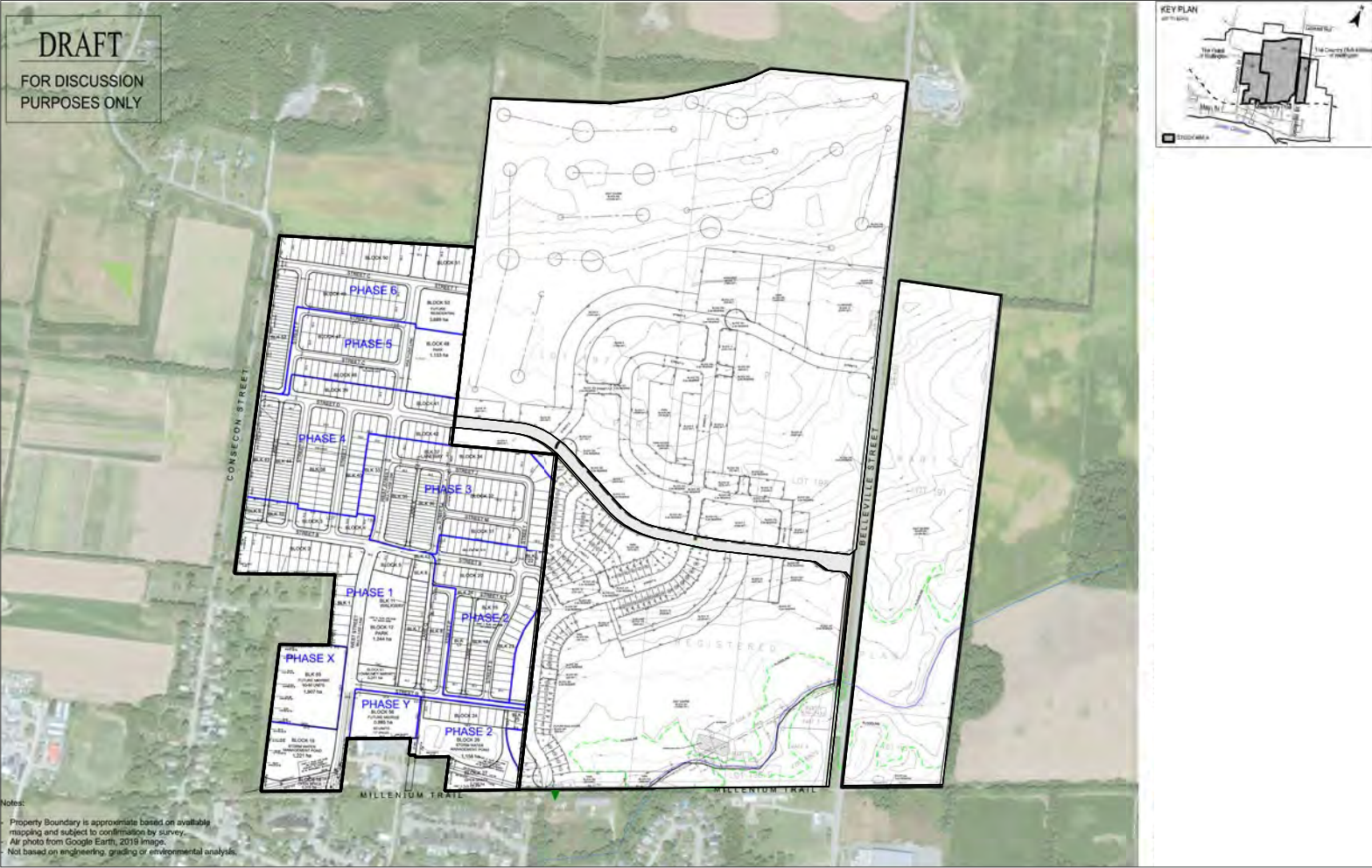


Composed Zoning By Law Mapping

# HISTORY OF CORK AND VINE



# HISTORY OF CORK AND VINE



Approved Draft Plan

# CONCEPTUAL LAYOUT



# CURRENT CONDITION OF CORK AND VINE



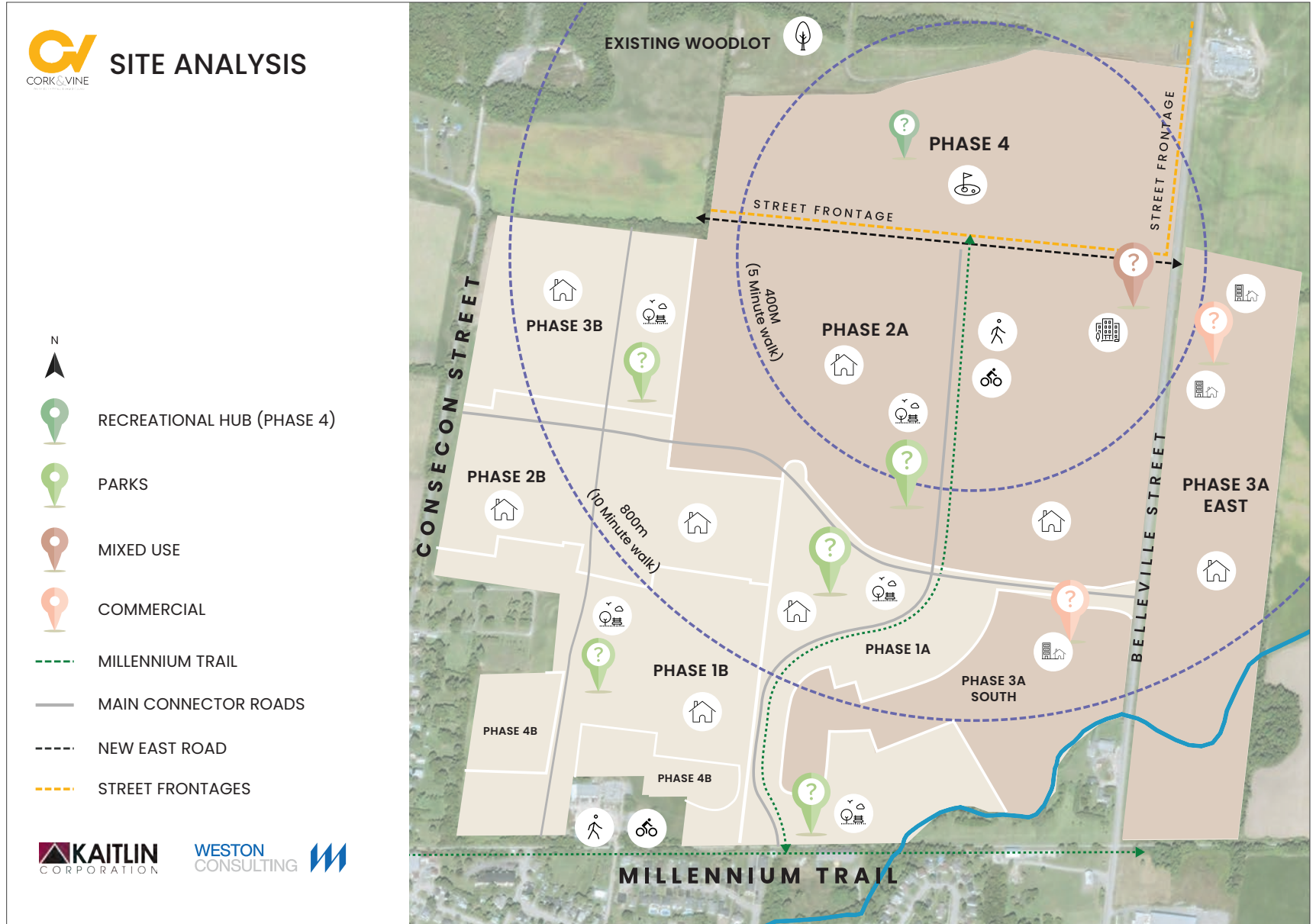
View from Belleville Street facing north



View from Belleville Street facing south

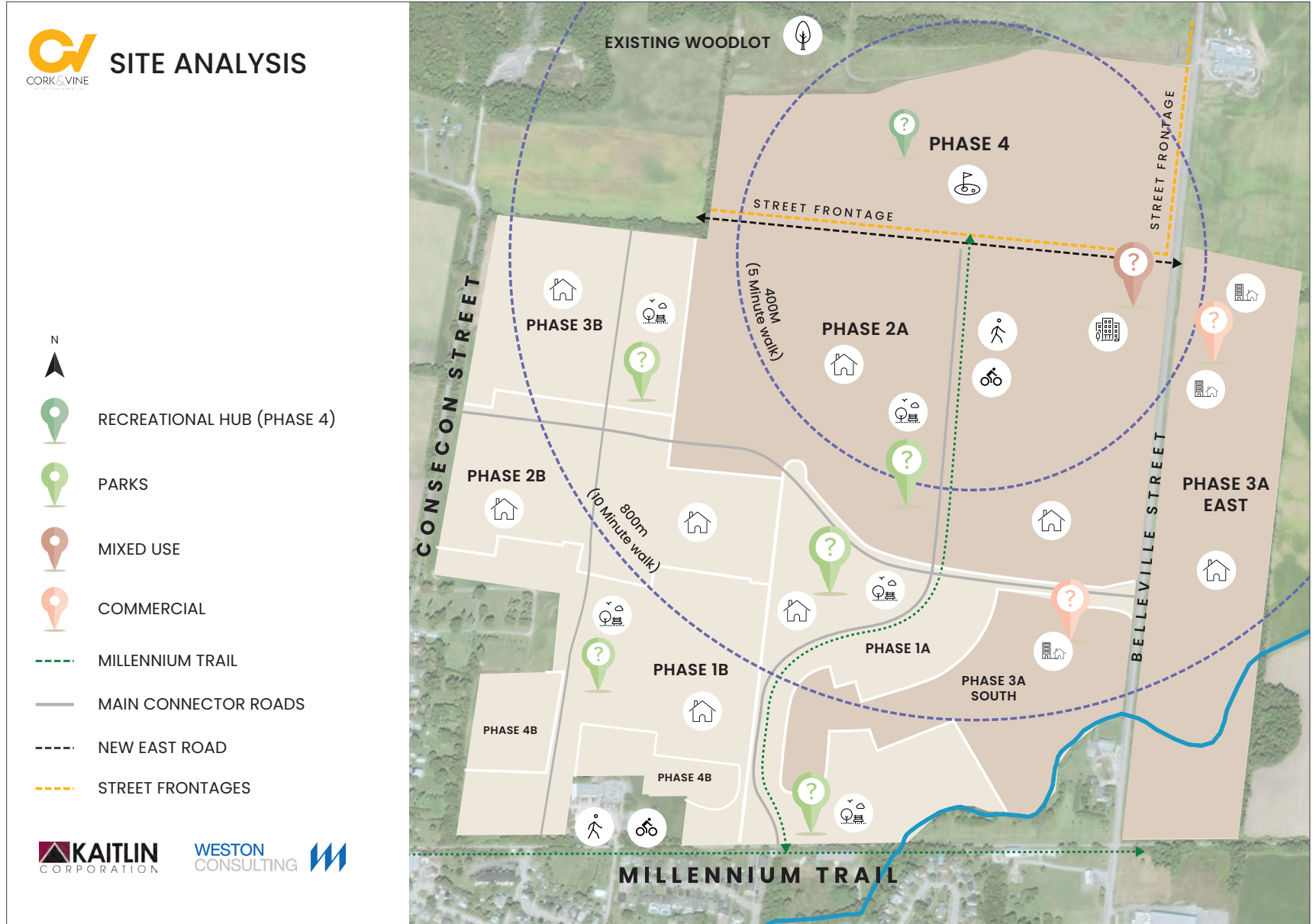
# SITE ANALYSIS

- Multiple access points from Belleville Street and new East-West street.
- Connectivity to the future community through the proposed future road network.
- Within short walking distance (5-10 minutes) of the future Cork and Vine residential community.
- Nearby existing woodlots provide proximity to natural features and good views.
- The North project area location is suitable for a recreational hub centred around a golf course requiring a large extract of green space.

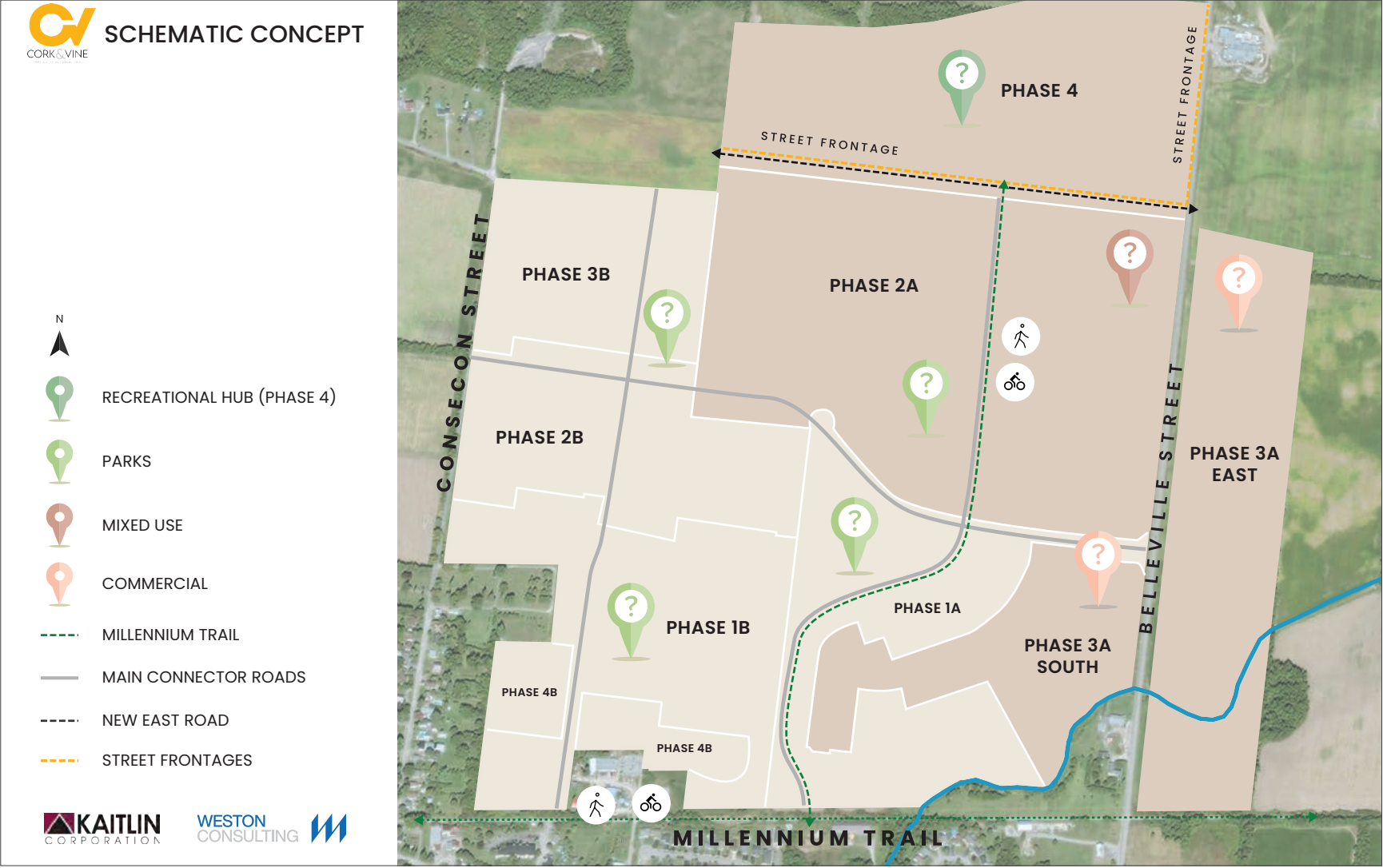


# SITE ANALYSIS

- Existing street frontages (Belleville Street) and the new east-west road provide opportunities for streetscape contributions and improved edge conditions.
- Potential connections to the Millennium Trail and future parks and green spaces through connector roads and existing Belleville Street encourage active modes of transportation and a healthy community.
- The Golf facility and additional amenities will provide employment opportunities.
- Proposed potential commercial and mixed-use areas will serve future residents and complement the recreational amenities and services.



# FUTURE PHASES



# WHAT WOULD YOU LIKE TO SEE?



**Fitness Centres**



**Professional Services**



**Daycares**



**Tennis Courts**



**Retail**



**Restaurants**



**Golf Course**



**Playgrounds**

**Other Suggestions?**

WESTON  
CONSULTING

