

February 3, 2023

GSAI File: 945-004

In Memoriam, Founding Partner:
Glen Schnarr

County of Prince Edward
Planning Services
332 Picton Main Street
Picton, ON K0K 2T0

**RE: Zoning By-law Amendment Application
Mixed-Use Development
380 Wellington Main Street and 0 Cleminson Street, Prince
Edward County**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc., Sterling Homes (Cleminson West) LP, Sterling Homes (Cleminson West) GP Inc., Sterling Homes (Cleminson East) LP and Sterling Homes (the 'Owner') of the lands municipally known as 380 Wellington Main Street and 0 Cleminson Street, in Prince Edward County (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Zoning By-law Amendment Application to facilitate redevelopment of the Site.

In support of this Application, please find attached the following:

- Five (5) copies of the completed Rezoning Application Form;
- Five (5) copies of the Parcel Registers, dated January 25, 2023;
- Five (5) copies of the Concept Plan, prepared by RN Design, dated November 17, 2022;
- Five (5) copies of the Planning Justification Report, prepared by GSAI, dated January 2023;
- Five (5) copies of the Draft Zoning By-law Amendment, prepared by GSAI;
- Five (5) copies of the Stage 1 – 2 Archaeological Assessment, prepared by Archaeological Consultants Canada, dated June 6, 2022;
- Five (5) copies of the Ministry of Heritage, Sport, Tourism and Culture Industries Clearance Letter, dated June 15, 2022;
- Five (5) copies of the Phase One Environmental Site Assessment for 0

Cleminson Street, prepared by Envirovision Inc., dated February 2022;

- Five (5) copies of the Phase Two Environmental Site Assessment for 0 Cleminson Street, prepared by Envirovision Inc., dated June 7, 2022;
- Five (5) copies of the Phase One Environmental Site Assessment for 380 Wellington Main Street, prepared by Envirovision Inc., dated August 2019;
- Five (5) copies of the Environmental Impact Study, prepared by GHD, dated December 15, 2022;
- Five (5) copies of the Functional Servicing Report, prepared by SCS Consulting Group Ltd., dated January 2023;
- Five (5) copies of the Transportation Impact Assessment, prepared by Nextrans, dated November 2, 2022; and,
- A PDF copy of the above-noted materials.

Payment of full fees will be provided prior to circulation, under separate cover.

PURPOSE OF APPLICATION

This Application is to facilitate redevelopment of the Subject Lands as further described below. The Subject Lands are an assembly of three (3) parcels, located on the north side of Wellington Man Street, south of Millennium Trail and west of Conceson Street, in Prince Edward County. The Site is currently vacant.

The Site is designated ‘Urban Centre’ by the in-effect Prince Edward County Official Plan and is further designated ‘Village Residential Area’ by the in-effect Wellington Urban Centre Secondary Plan. The Site is located along Wellington Main Street, which is identified as a municipal Tourism Corridor. It is also subject to the Prince Edward County Comprehensive Zoning By-law N. 1816 – 2006 which currently zones it as ‘Rural 1 (RU1)’. Based on the above, a Zoning By-law Amendment Application is required to rezone the Site to a site-specific Urban Residential Three (R3) Zone.

We note that a Pre-Consultation Meeting request was made, and submission requirements were confirmed by County Staff in a ‘Complete Application Requirements’ Letter, dated November 15, 2021. The proposed development, as contemplated, is the result of careful planning and design by the Project Team.

PROPOSAL DESCRIPTION

This Application is to facilitate redevelopment of the Subject Lands. More specifically, the Site is to be redeveloped for a compact, pedestrian-oriented development comprised of various development blocks and a mixture of built forms. A mixture of 3-storey

street-oriented townhouse, rear-lane townhouse and back-to-back townhouse built forms are to be provided as are 2-storey detached dwelling built forms and a 3-storey mixed-use structure. A series of landscaped open spaces and three (3) parkettes of varying size are also to be provided. A total of 240 dwelling units of varying size and configurations are to be provided. 363 shared parking spaces are to be provided via integrated, ground-level private garages and surface parking areas. Access is to be provided via a new fine-grain, private network with connections to Wellington Main Street and Cleminson Street.

We trust the above-noted materials for sufficient for your review and circulation. Please feel free to call if there are any questions. Thank you.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner