



WESTON CONSULTING

planning + urban design

The County of Prince Edward
Planning Services Department
332 Main Street, 2nd Floor
Picton, ON
K0K 2T0

October 7th, 2022
File 8579-1

Attn: Matthew Coffey, Planning Coordinator, Approvals

**RE: Site Plan Approval
Cork and Vine Development, Block 55, Phase 1B
Previously known as Fields of Wellington
North of Millennium Trail, East of Consecon Street
Wellington, Prince Edward County**

Weston Consulting is the planning consultant for Lanarose Developments Ltd, the registered owner of the property located north of Millennium Trail, fronting on the east side of Consecon Street, in Wellington Village, Prince Edward County. Weston consulting on behalf of the owner is requesting a Site Plan Approval for Block 55 of the enclosed Draft Plan (Previous Block 56 of the approved Draft Plan of Subdivision File Number 13 T-19-501) (herein referred to as the "subject Property") for residential development. The enclosed materials are submitted in support of a Site Plan Approval application.

Overview of Development Proposal and Site Context

The subject property is located north of the Millennium Trail and east of Consecon Street. The property is approximately 9,838.00 square metres in size and has a frontage of 126.12 metres along Street R of the enclosed Draft Plan and 82.81 metres along West Street. The site is currently vacant. The area surrounding the subject property generally consists of agricultural uses in the north, east, and west, directions. To the south is the Village of Wellington, comprised of commercial and residential land uses. The subject lands are located within the Wellington Urban Centre Secondary Plan, where recent development activity and updated Official Plan policies indicate the County of Prince Edward intends to intensify the area.

The proposed Site Plan contemplates the development of two two-storey multi-unit buildings and 91 surface parking spaces including four barrier-free parking stalls. The proposed development proposes 60 residential units in total offering a mix of one, and two-bedroom units. The total proposed Gross Floor Area for the east building is 2245.69 m², and for the west building is 2698.80 m², as indicated in the enclosed architectural package.

It is important to note that this proposal contributes to a diverse range and mix of housing options for a range of income levels for the existing and future residents of Prince Edward County. The proposed development is compatible with the future surrounding area through appropriate transitioning of built form and height. The proposal will contribute to the Village Residential Area designation as indicated in Appendix A of the approved OPA 83, of the Official Plan by proposing gentle intensification within a Community Area.

Planning Background

On January 16, 2021, Official Plan Amendment No. 83 (“OPA No. 83”) was adopted by the Council to permit a residential community including single-detached, Linked house, and Townhouse dwellings on the subject lands. OPA 83 contains site-specific policies for the development of the subject property. Following the OPA, a Zoning By-law Amendment (ZBA No. 11-2021) and Plan of Subdivision were requested to facilitate the development known as the Fields of Wellington on the subject lands, which were approved by the Municipality.

On June 21, 2022, Zoning By-law Amendment No. Z15-22 was adopted by the Council to permit a more compact form of a residential community on the northern portion of the subject property for Phases 1B, 2B, and 3B of the development. The enclosed Site Plan pertains to Phase 1B of the Cork and Vine 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. The subject property is also currently zoned as R3-70 within the Zoning By-law 11-2021 which permits apartment dwelling, retirement home, senior citizens’ housing complex, retail commercial establishment within the apartment dwelling, home business, and accessory uses.

Submission Materials

We are pleased to resubmit the following materials in support of this application for Site Plan Approval.

Documents:	Consultant:
Cover letter (this correspondence)	Weston Consulting
Site Plan	Richard Ziegler Architect Inc.
Floor Plans	Richard Ziegler Architect Inc.
Elevations	Richard Ziegler Architect Inc.
Roof Plan	Richard Ziegler Architect Inc.
Engineering Drawings	Forefront Engineering Inc.
Site Servicing and Stormwater Management Report	Forefront Engineering Inc.

Landscape Plan and Details	Vorster Eliaso
Application Form	Weston Consulting
Cheque	\$5,500.00

We trust that the enclosed materials are sufficient to allow Staff to facilitate their review of this Site Plan submission. Please contact the undersigned at ext. 335 should you have any questions or require additional information.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink, appearing to read 'K. Pandey', written over a horizontal line that curves upwards at the right end.

Katie Pandey, MAES, MCIP, RPP
Associate