

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

June 28, 2023  
File 8579-1

**Attn: Matthew Coffey, Planning Coordinator, Approvals**

**RE: Site Plan Approval  
Cork and Vine Development, Block 54, 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 54 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” or the “site”) for residential development. The enclosed materials are submitted in support of a Site Plan Approval application related to the subject property.

### **Overview of Site Context**

The subject property is located north of Millennium Trail and east of Consecon Street. The property is approximately 19,048.60 square metres in size and has a frontage of 154.63 metres along the future extension of West Street (Figure 1). The site is currently vacant. The following are the surrounding uses:

**North:** Wellington Cemetery is on the north side of the site.

**South:** Directly to the site is Block 15 of the Cork and Vine subdivision in the south, which is intended to be used as a residential block. Further south is the Millennium Trail and residential subdivisions.

**East:** The site has a frontage along West Street. On the northeast of the site is a future Park Block.

**West:** West of the site are residential single-detached houses which front on Consecon Street.

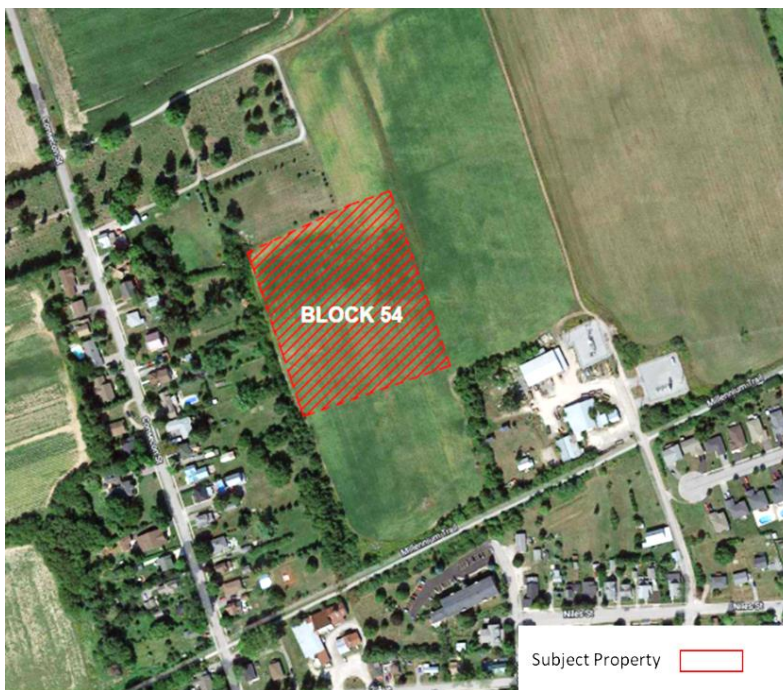


Figure 1: Aerial Image of Subject Property

## **Planning Background**

The subject property is identified as *Urban Centre* within Map 15- Wellington Settlement Boundary of the Prince Edward County Official Plan (2021). Section 3.3.3 of the County’s Official Plan promotes opportunities for increased housing densities and intensification for residential development within the identified Settlement Areas. The site is also subject to Wellington Urban Centre Secondary Plan. Wellington Urban Centre Secondary Plan designates the subject property as Neighbourhood Development Area. These lands are within the urban boundary and are strategically located in the logical path of full municipal services extension.

On January 16, 2021, Official Plan Amendment No. 83 (“OPA No. 83”) was adopted by the Council to redesignate the subject property into *Village Residential Area (Mid-rise Residential)*. OPA 83 contains site-specific policies for the development of the subject property. *Village Residential Area* designation permits all residential uses at all densities.

Following the OPA, a Zoning By-law Amendment (ZBA No. 11-2021) and a Plan of Subdivision were requested to facilitate the development known as the Fields of Wellington on the subject lands, which were reviewed and approved by the Municipality and Council. The subject property is currently zoned as *Urban Residential Type Three* with site-specific provision(R3-70) within the Zoning By-law 11-2021. This Zone permits apartment dwellings, retirement homes, senior citizens’ housing complexes, retail commercial establishments within the apartment dwelling, home businesses, and accessory uses.

It is worth noting that 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 for a great portion of the Cork and Vine subdivision including Phases 1B on the northeast of the site, 2B, and 3B.

**Description of the Development Proposal**

The proposed Site Plan contemplates the development of two four-storey multi-unit buildings and a clubhouse in the middle of the site. The proposed development proposes 160 residential units, offering a mix of one and two-bedroom units, as indicated in the enclosed architectural package. A total of 225 parking spaces including 10 accessible parking areas is proposed at the surface for this development. The total lot coverage is 23 % and 36.6% of the site is proposed for Landscape Area. The total Gross Floor Area is 13,505.9 square metres which results in an FSI of 0.71. The proposed one-storey clubhouse building provides indoor and outdoor amenities to the residents. The proposed development will increase the housing supply of the Urban Centre Area of Prince Edward County and provides an opportunity for growth while contributing to the economy and overall vitality. The proposed development generally meets the requirements of Zoning By-law 1816-2006 and ZBA No. 11-2021.

**Submission Materials**

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

<b>Documents:</b>	<b>Consultant:</b>
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
Lighting Plan	RM Engineering

A Site Plan Application fee and hard copies of the materials will be submitted following the submission. 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:**



Katie Pandey, MAES, MCIP, RPP  
Associate

**Table 1: Zoning Review Matrix**

Provisions	Sections	Required	Proposed	Compliance?
Permitted uses	12.5.47 of ZBA 11-2021 Part i	<ul style="list-style-type: none"> <li>Apartment dwellings,</li> <li>Retirement homes,</li> <li>Senior citizens' housing complexes,</li> <li>Retail commercial establishments within the apartment dwelling,</li> <li>Home businesses,</li> <li>Uses, buildings and structures accessory uses.</li> </ul>	Apartment dwellings and accessory clubhouse	Yes
All Required Yards	12.5.47 of ZBA 11-2021 Part ii	3 meters	The proposed yards exceed the required 3 meters.	Yes
Minimum Lot Area	Section 12.3.1 Part iv of Zoning By-law 1816-2006	232 square meters (2,500 square feet) per unit for the first four units, plus 46 square meters (495 square feet ) for each additional unit.	19,048.6 square meters	Yes
Minimum lot frontage	Section 12.3.2 part vii of Zoning By-law 1816-2006	23 meters (75 feet)	154.63 meters	Yes
Maximum Lot Coverage (all buildings and structures)	Section 12.3.7 of Zoning By-law 1816-2006	35%	23%	Yes
Minimum Landscaped Open Space	Section 12.3.9 of Zoning By-law 1816-2006	35%	36.6%	Yes
Maximum Height of Buildings	Section 12.3.10 of Zoning By-law 1816-2006	15 meters (50 feet)	14.81 meters	Yes
Minimum Floor Area Per Dwelling Unit	Section 12.3.11 part iii of Zoning By-law 1816-2006	1. bachelor unit: 46 square meters(495.16 sq. ft.) 2. one bedroom apartment unit: 55 square meters (592.0 square feet ) 3. two bedroom apartment unit: 60 square meters (645.86 square feet)	1. bachelor unit: n/a  2. one bedroom apartment unit: 56 square meters  3. two bedroom apartment unit: 75 square meters	Yes