



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

November 9, 2023
File 8579-1

Attn: Matthew Coffey, Planning Coordinator, Approvals

**RE: Site Plan Approval- First Resubmission
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 9,843.00 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 proposed Site Plan contemplates the development of two two-storey multi-unit buildings and 87 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 2,270.18 m², and for the west building is 2,715.16m², as indicated in the enclosed architectural package. 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 of the approved OPA by proposing gentle intensification within a Community Area.

Resubmission Materials

A Site Plan application was submitted in October 2022 to facilitate the proposed development. Following the Site Plan submission, comments from relevant departments and agencies were received in May 2023. This resubmission is being made to address those comments with revised materials. Enclosed with this

resubmission is a comment response matrix, outlining how each remaining comment has been addressed. The following is a list of materials included with this resubmission:

Documents:	Consultant:	Date
Cover letter (this correspondence)	Weston Consulting	2023.11.09
Architectural Package: <ul style="list-style-type: none"> • Site Plan • Floor Plans • Elevations • Roof Plan 	Richard Ziegler Architect Inc.	2023.11.08
Site Servicing & Stormwater Management Report	Forefront Engineering Inc.	2023.10.17
Civil Response Letter		2023.07.26
Servicing and Grading Plan and Civil Details		2023.10.11
Landscape Plan and Details	Vorster Eliaso	2023.11.03
Landscape Cost Estimate		
Photometric Plan	RM Engineering	2023.10.18

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