



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

December 8, 2023

*sent via email*

Mr. Matt Coffey, MCIP, RPP  
Planning Services  
County of Prince Edward  
332 Picton Main St,  
Picton ON  
K0K 2T0

**RE:               Zoning By-law Amendment Application  
                      Choice Properties REIT  
                      13311 Loyalist Parkway  
                      Picton, ON**  
**Our File:       SDM/PIC/22-01**

---

On behalf of Choice Properties REIT, Zelinka Priamo Ltd. is pleased to submit an application for a Zoning By-law Amendment for the lands known municipally as 13311 Loyalist Parkway (the “subject lands”) to permit the intensification of an existing commercial property with additional commercial uses.

## **BACKGROUND**

The subject lands consist of an irregular-shaped parcel located at the south side of the intersection of Loyalist Parkway and George Wright Boulevard. The subject lands have approximately 229m of frontage on Loyalist Parkway, and an area of approximately 3.88ha. The subject lands are currently occupied by a supermarket and a gas bar, with some vegetation. Vehicular access is provided from Loyalist Parkway, a provincially-owned highway, at a signalized intersection.

The surrounding lands are comprised of a range of commercial and residential uses, and vacant lands. Multiple vehicular lanes travelling east-west are directly accessible from the subject lands. Pedestrian movement is encouraged on Loyalist Parkway via public sidewalks, and on a multi-use pathway (Millenium Trail) south of the subject lands.

The subject lands are designated as “*Urban Centre*” in the Prince Edward County Official Plan, designated “*Town Gateway Area*” in the Picton Urban Centre Secondary Plan, and are zoned as “*Highway Commercial (CH-22)*” in the Prince Edward County Comprehensive Zoning By-law.

## **PROPOSAL**

The subject lands are proposed to be developed with two new commercial buildings: one large-format retail building adjacent to the existing supermarket, and one multi-unit retail building west of the site access road. Vehicular access will be retained at the existing signalized intersection, and pedestrian movement is supported by a redeveloped sidewalk connection from Loyalist

Parkway. Landscaping features including vegetation are planned in order to provide visual screening.

### **PROPOSED ZONING BY-LAW AMENDMENT**

A Zoning By-law Amendment is proposed to rezone the subject lands to a site-specific “*Highway Commercial (CH-( ))*” zone to permit the non-residential uses of the “*Highway Commercial*” zone, and permit additional commercial uses.

The specific uses requested include the following:

- Include Health and Personal Care Retail as a permitted use;
- Include Retail Commercial Establishment as a permitted use;
- Include Personal Service Shop as a permitted use; and,
- Include Medical or Dental Clinic as a permitted use.

### **SUBMISSION PACKAGE**

The following electronic documents are submitted with this letter in support of the application for a Zoning By-law Amendment:

- Functional Servicing and Stormwater Management Report;
- Grading Plan;
- Planning Justification Report;
- Site Plan;
- Site Servicing Plan;
- Transportation Impact Study; and,
- Zoning By-law Amendment Application.

The required application fee of \$4,010.00 will be provided to Planning Services under separate cover.

We trust that the enclosed information is satisfactory and we look forward to working with Staff on this file. If you have any questions, or require further information, please do not hesitate to contact our office.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Laura Jamieson, B.Sc.  
Intermediate Planner

cc. Choice Properties REIT