

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

October 17, 2023
File 8579-1

Attn: Matthew Coffey, Planning Coordinator, Approvals

**RE: Site Plan Approval and Removal of Holding
Cork and Vine Development, Block 15, 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 15 of the enclosed Draft Plan (Previous Block 53 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 Millennium Trail and east of Consecon Street. Subject property is comprised of an irregularly shaped lot with an approximate gross area of 12,210 square metres (1.221 hectares), to the west of the extension of West Street. The area surrounding the subject property generally consists of agricultural uses in the north, and west, directions. To the south is the Village of Wellington, comprised of commercial and residential land uses. Directly to the east of the subject property are single-detached dwellings.

The subject property is located within the Wellington Urban Centre Secondary. In April 2023 the subject property was rezoned through the Council approval of Zoning File Z33-22 to Special Urban Residential Type 3 (Holding) (R3-70-H) Zone to permit the development of a multi-unit development under Zoning By-law Amendment No. 87-2023.

The Holding Provision associated with the Zoning addresses the collaborative efforts between the County and the Owner to resolve matters concerning site services, access, lot grading, and drainage. Through the

submission of the enclosed Civil Engineering materials, the owner's team is working to meet the requirements for the removal of the holding provision.

The current Site Plan contemplates the development of three-storey and four-storey multi-unit buildings and 130 surface parking spaces including seven barrier-free parking stalls. The proposed development proposes 104 residential units in total offering a mix of one, and two-bedroom units. The total proposed Gross Floor Area for the east building is 4,492.1 m², and for the west building is 4,035.5 m², as indicated in the enclosed architectural package.

It is important to note that the proposed development will diversify the housing stock and support the housing strategies that are more attainable for the ageing population, while also providing new housing options for future residents. 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 83, of the Official Plan by proposing gentle intensification within a Community Area.

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. Further to discussions with staff, the initial Concept Plan for this site has been updated to provide more density within the Urban Centre area of Wellington. As noted above, the subject property is currently zoned as R3-70 within the Zoning By-law 87-2023 which permits apartment dwellings, retirement home, senior citizens' housing complexes, retail commercial establishments within the apartment dwelling, home businesses, and accessory uses. Consequently, the proposed development.

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
Architectural Package: <ul style="list-style-type: none"> • Site Plan • Floor Plans • Elevations • Roof Plan 	Richard Ziegler Architect Inc.
Civil Engineering Drawings	Forefront Engineering Inc.
Site Servicing and Stormwater Management Report	
Landscape Plan and Details	Vorster Eliaso
Lighting Plan	RM Engineering
Application Form	Weston Consulting

Fees for the Site Plan application and the removal of the "H" symbol will be processed subsequent to this 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

c. Lanarose Developments Ltd.