



WESTON CONSULTING

planning + urban design

The County of Prince Edward
Planning Serves Department
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February 1, 2023
File 11211

Attn: Matthew Coffey, Planning Coordinator, Approvals

**RE: Zoning By-law Amendment and Draft Plan of Subdivision Applications
16880 Loyalist Parkway
South side of Loyalist Parkway
Wellington, Prince Edward County**

Weston Consulting is the planning consultant for Wellington Lakeside Ltd., the registered owner of the lands located at 16880 Loyalist Parkway, fronting on the south side of Loyalist Parkway in Wellington, Prince Edward County (herein as referred as the 'Subject Lands'). Weston Consulting on behalf of the owner is pleased to submit the following enclosed Zoning By-Law Amendment and Draft Plan of Subdivision to permit the development of the Subject Lands with a development comprised of a range of single-detached and townhouse residential uses and an associated parkland use.

Weston Consulting had a Pre-Application Consultation meeting with County Staff early 2023 to discuss this project. The enclosed submission materials have been prepared to support the Zoning By-law Amendment and Draft Plan of Subdivision applications required for this development.

Description of Subject Lands:

The Subject Lands are rectangular in shape and are bounded by Loyalist Parkway (County Road 33) to the north and the Lake Ontario lakeshore line to the south. The Subject Lands are currently vacant. The Subject Lands have an approximate area of 3.98 hectares (9.81 acres) and an approximate frontage of 162.97 metres along Loyalist Parkway.

The Subject Lands are designated as an "Urban Centre", as indicated on Schedule A-3 - Land Use Designation of the Prince Edward County Official Plan (2021). The Subject Lands are subject to the Wellington Urban Centre Secondary Plan and are designated as a "Village Residential Area" within Schedule A - Secondary Plan Land Use Map. The Subject Lands are regulated by the Prince Edward County Comprehensive Zoning By-law No. 1816-2006. The Subject Lands are currently zoned as "Rural 1 (RU1)".

Proposed Development Description

The proposed development of the Subject Lands contemplates a mix of residential and recreational uses. The proposed development is comprised of 22 single-detached and 34 townhouse housing typologies on various lot sizes and frontages. These lots range in size and range in frontage from 5.5 metres to 31.35 metres. Smaller lots are located within the northern portion of the Subject Lands while larger lots are located within the southern portion of the Subject Lands. A parkland use as well as an adjacent 8.5 metre potential road connection to Skiff Cove Road have been proposed within the northeast quadrant of the Subject Lands to support the needs of future residents and local community members. The proposed development contemplates an 18-metre public road connecting the subdivision to Loyalist Parkway from the northeast quadrant of the Subject Lands. In addition, the proposed development provides a 6.0 metre public walkway and outlook from the proposed 8.5 metre potential connection to facilitate access to the lakeshore of Lake Ontario (Please see the enclosed Concept Plan).

Zoning By-law Amendment and Draft Plan of Subdivision

To facilitate the development of residential dwellings a Zoning By-law Amendment as well as a Draft Plan of Subdivision application are required. The proposed Draft Zoning By-law Amendment would establish site-specific policies and exceptions under the County of Prince Edward Zoning By-law 1816-2006. It is important to note that the proposed Urban Residential Zone should align more closely with the intent of the Urban Centre designation in Prince Edward County Official Plan. The enclosed Draft Zoning By-law Amendment and Draft Plan of Subdivision Applications are necessary to permit the proposed development, provide relief from the provisions related to residential types, building height, and other miscellaneous matters, and establish new residential blocks of development in line with the proposed development concept.

In support of the Zoning By-Law Amendment and Draft Plan of Subdivision applications, please find attached the following materials:

#	Document	Consultant / Owner Team
0.	Cover Letter	Weston Consulting
1.	Draft Zoning By-law Amendment	Weston Consulting
2.	Draft Plan of Subdivision	Weston Consulting
3.	ZBA Application Form	Weston Consulting
4.	DPS Application Form	Weston Consulting
5.	Planning Justification Report	Weston Consulting
6.	Tree Protection Report	ArbreCareTree Service
7.	Development Concept	Weston Consulting
8.	Archeological Assessment (Stage 1)	Archeological Consultants Canada
9.	Environmental Impact Study	Cambium Consulting & Engineering
10.	Functional Servicing Report	Forefront Engineering
11.	Stormwater Management Report	Forefront Engineering

12.	Tree Inventory Plan	Forefront Engineering
13.	Hydrogeological & Geotechnical Investigation	GHD Engineering
14.	Topographic Survey	Hopkins Chitty Land Surveyors
15.	Traffic Impact Study	Jewell Engineering

Required fees for the Draft Plan of Subdivision and Zoning By-law Amendment will be submitted shortly following this submission. We trust that the enclosed materials are sufficient to allow Staff to facilitate their review of the Zoning By-law Amendment and Draft Plan of Subdivision applications. 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. Wellington Lakeside Ltd.
Michael Michaud, Manager of Planning, Prince Edward County
Peter Moyer, Director of Development Services, Prince Edward County
Ryan Guetter, Executive Vice President, Weston Consulting