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November 18, 2024

**Prince Edward County**  
Planning Services  
332 Picton Main Street  
Picton, ON  
K0K 2T0

**Attention: Mr. Michael Michaud, Manager of Planning, Planning Services, Prince Edward County**

Dear Mr. Michaud,

**RE: Rental Apartment Building  
343 County Road 22 – Base31 Lands  
TBG Project No. 21730**

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On behalf of our clients, PEC Community Partners Inc (“Owners”), The Biglieri Group (“Applicant”) is pleased to submit a Site Plan application submission for the lands located to the south of Kingsley Road, in what is known as the Base31 lands, in the Town of Picton, within Prince Edward County. The area is also subject to a Municipally endorsed (in-progress) Ministerial Zoning Order (MZO). The lands are part of the previously approved Official Plan Amendment and related Area Concept Plan (ACP) that implements a master redevelopment plan for the Base31 lands. In addition, the lands are located within ‘Block 1,’ as identified within the Block Draft Plan of Subdivision (Figure 1) for the subject lands that is currently under review by the County.

## **PURPOSE AND INTENT**

The intention of this application is to submit a Site Plan application to Prince Edward County to allow the construction of a 120-unit, 7-storey apartment building within a portion of lands located within Block 1 of the Block Draft Plan for the Base31 lands.

## **SUBJECT LANDS**

The lands subject to the proposed Site Plan application will be identified through the enclosed Reference Plan. The area of the lands is 10,029.5m<sup>2</sup> and frontage is located on Kingsley Road and an internal private road. A road widening along Kingsley Road is implemented to provide for a 26.0 metre right of way width, for a total net area of 9,718.7 m<sup>2</sup>.

The current uses within the Subject Lands consist of buildings and structures related to the tourist, commercial and recreation uses that operate on site.



Figure 1 – Subject Lands Location

## PROPOSED DEVELOPMENT

The proposed development consists of a 7-storey apartment building with a gross floor area of 11,292.4 m<sup>2</sup> and 120 units. The proposed unit breakdown is as follows:

Unit Type	Units
Studio	14
1-bedroom	40
2-bedroom	66

The proposed parking supply is 167 parking spaces, meeting the minimum required of 1 parking space per unit. For bicycle parking, 6 short term space and 30 long term spaces are provided. Indoor amenity space is provided at a rate of 1.14 m<sup>2</sup> per unit, in the form of an amenity space within the ground floor, adjacent to the lobby. The ground floor also contains lobby space, parcel storage, moving room, garbage room, lockers, and units. Two main entrances are located within the central area of the ground floor, with one providing direct access to the surface parking area and one more immediately to the private road and dedicated pick-up and drop-off area

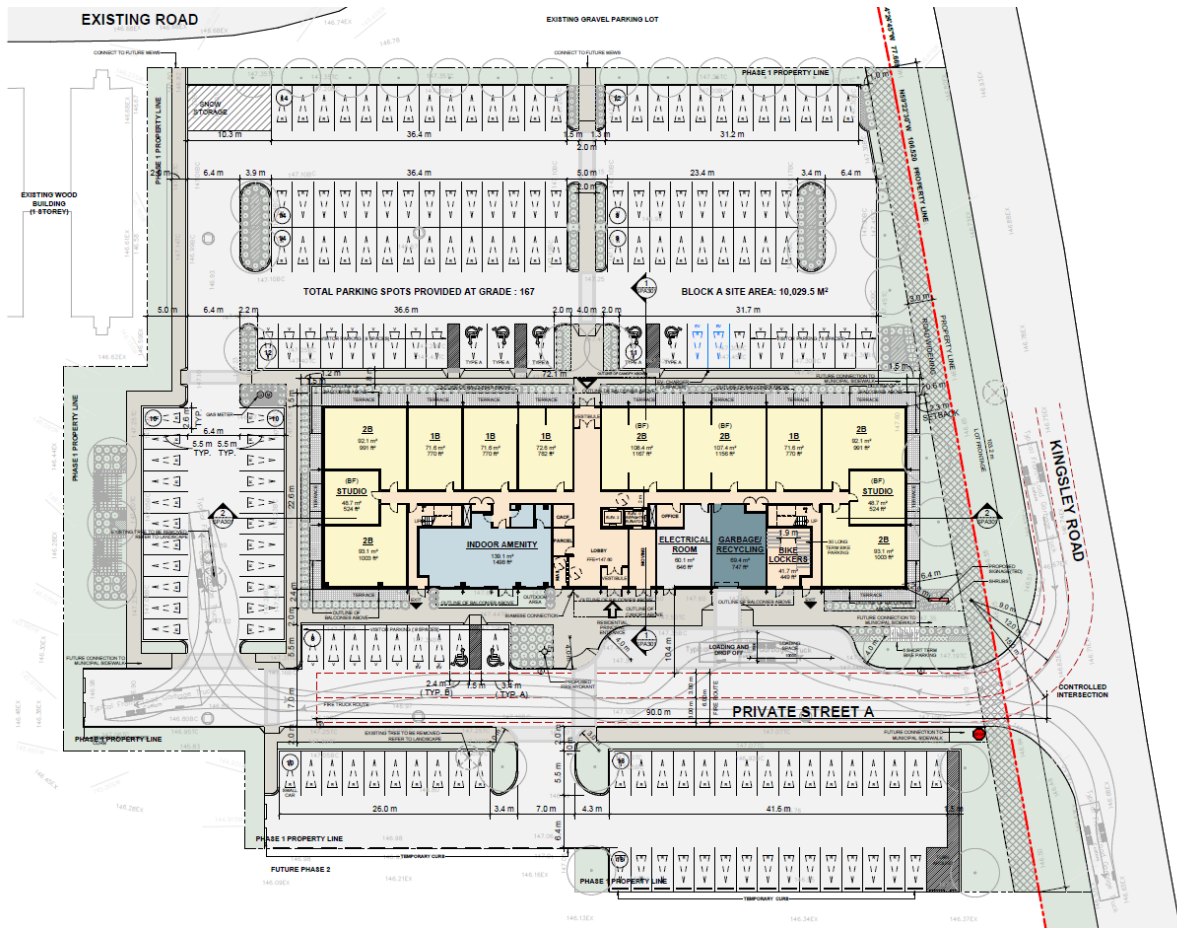


Figure 2 – Ground Floor Plan

## SUPPORTING DOCUMENTS

In support of our request for a Draft Plan of Subdivision submission please find enclosed the following:

Deliverable	Consultant	
Site Plan	Turner Fleischer	November 7, 2024
Concept Plan for Context within Base31 Lands		
Elevations		
Building Plans for Public Areas, Garbage and Fire		
Planning Rationale & Green Building Details	The Biglieri Group	November 14, 2024
Functional Servicing and Stormwater Management Report	SCS Consulting	November 2024

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Engineering Drawings – Existing Draining, Proposed Drainage, Servicing, Grading, Erosion and Sediment Control, Details		
Transportation Impact Study	TYLin	October 2024
Landscape Plans	Wentworth Landscape	November 1, 2024
Phase One Environmental Site Assessment	Pinchin Ltd.	February 21, 2020
Supplemental Phase Two Environmental Site Assessment		January 9, 2020
Geotechnical Report	GEMTEC Consulting Engineers & Scientists Limited	September 26, 2024
Legal Plan		To be provided. Survey provided in the interim.

An application fee in the amount of \$7,658.42 is provided with this application. We trust you will find all in order, however if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,  
**THE BIGLIERI GROUP LTD.**



Mike Pettigrew, BURPI  
 Partner – Design Manager



Mallory Nieves, MCIP RPP  
 Associate