

Sent via email

February 19, 2025

Matt Coffey, MCIP, RPP
Planning Coordinator, Approvals
The Corporation of the County of Prince Edward
Shire Hall – 332 Picton Main Street
Picton, ON
K0K 2T0

Dear Mr. Coffey:

RE: Application for Site Plan Approval
CP REIT Ontario Properties Limited
13311 Loyalist Parkway
Picton, ON
Our File: SDM/PIC/23-01

Zelinka Priamo Ltd., on behalf of CP REIT Ontario Properties Limited, is pleased to submit an application for Site Plan Approval as it relates to the above-noted lands. The purpose of the application is to permit two (2) new building pads on the subject lands for the purpose of providing a wider range of services, consistent with the proposed Zoning By-law Amendment (File Z22-23), and in accordance with the draft Minutes of Settlement related to OLT Case No. OLT-24-000725.

Please find enclosed the following material:

- Completed Site Plan Control Application Form;
- Authorization Letter from CP REIT Ontario Properties Limited;
- Architectural drawing package, including:
 - Site Plan (A001)
 - Potential Future Collector, For Reference Only Site Plan (A001B)
 - Site Details (A002)
 - Building B – Floor Plan (BB-A101)
 - Building B - Elevations (BB-A301)
 - Building C – Floor Plan (BC-A301)
 - Building C – Elevations (BC-A302);
- Engineering drawing package, including:
 - Site Servicing Plan
 - Site Grading Plan (West)
 - Site Grading Plan (East)
 - Cross Sections
 - Notes and Details
 - Erosion & Sediment Control Plan
- Landscape drawing package, including:

- Tree Preservation Plan (T-1)
- Landscape Plan (L-1)
- Landscape Details (L-2);
- Site Servicing and Stormwater Management Report; and
- Transportation Impact Study.

The required application fee will be provided under separate cover upon confirmation of the fee. We trust the enclosed is satisfactory for your review and we look forward to a timely approval process. Should you have any questions or require additional information, please feel free to contact me.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner

cc. CP REIT Ontario Properties Limited