



June 6, 2025

Corporation of the County of Prince Edward  
Development Services  
322 Picton Main Street  
Picton, ON  
K0K 2T0

Attention: Matthew Coffey, Acting Manager of Planning

Dear Mr. Coffey,

**Re: Development Application First Submission  
Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan  
of Subdivision  
Lands northeast of the intersection of County Road 10 and 22  
("Hillside")**

On behalf of Homes First Development Corporation ("the applicant"), SvN Architects + Planners are pleased to submit the enclosed materials in support of applications for Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision to facilitate a new residential subdivision ("the proposal") on currently undeveloped lands at the northeast corner of County Road 10 and 22 ("the subject lands") in the Town of Picton.

The applicant proposes to create "Hillside", a residential community with a mix of housing types and tenures. Creating nearly 500 new homes, the proposal makes a significant contribution to the overall supply and the diversity of housing available in Picton and the County as a whole.

Hillside also includes new public streets and lanes, public parks and open space, and stormwater management ponds. The proposal also creates new active transportation connections between County Road 10 and existing trails along the Creek, and proposes to formalize a connection up to the future community at Base 31.



The proposal is a context-sensitive design that responds to the unique topography of the site and respects adjacent ecologically sensitive areas, preserving the Environmental Protection (EP) zoning delineation and setting back development.

We acknowledge that development in Picton is currently subject to an Interim Control By-law. By-law 155-2024 prevents the use of lands for any purpose that did not lawfully exist on November 26, 2024, and prohibits any new construction except for within prescribed circumstances that are outlined in clause 5 of the By-law. We understand that the intent of the Interim Control By-law is to “pause all future development applications”, however, clause 2(ii) does not explicitly state this. Clause 5(v) provides an exemption for any Third-Party applications that Council deems acceptable.

As part of the applicant’s ongoing efforts to advance the Hillside Subdivision and demonstrate a continued commitment to expanding affordable housing options within the County, the applicant has actively engaged in with municipal staff about the proposal since late 2022. It has always been understood that municipal servicing is constrained, requiring infrastructure upgrades to service the site. The applicant was advised that the MSP was underway and that the subject lands would be included in its scope. A summary of key discussions and milestones is provided below:

- **May 23, 2023:** A meeting was held with the applicant, Greer Galloway, Peter Moyer, Michael Michaud, and Dave MacPherson. Municipal staff indicated that the MSP was expected to be completed in Fall 2023 and recommended deferring submission of a Draft Plan of Subdivision until the MSP was finalized.
- **September 4, 2024:** In a discussion involving the applicant, Greer Galloway, and Peter Moyer, it was confirmed that servicing allocation would only be considered following conditional approval of a Draft Plan. Staff recommended that the application be prepared and submitted.
- **November 26, 2025:** A collaborative meeting took place with the applicant, SvN, Michael Michaud, and Matthew Coffey. The proposed subdivision layout was reviewed, along with potential community benefits such as a trail connection to Base 31 and a substantial commitment to affordable housing. It was acknowledged that the Interim Control By-law (ICBL) had passed and was in effect; however, staff advised there was still an opportunity to submit



and circulate the application, with the understanding that final approval may be deferred until the ICBL has expired.

Given the critical need for affordable housing in the County, we feel an exemption would be supportable for this project. Homes First Development Corporation will work with Staff and Council to advance the applications, acknowledging that they may not be approved before the expiry of the Interim Control By-law.

#### **THE SUBJECT LANDS**

The subject lands consist of two properties, referred to throughout this application as the north and south properties. They are elsewhere referred to as follows:

|                |                 |                     |
|----------------|-----------------|---------------------|
| North Property | 287 Lake Street | PIN 135051102512800 |
| South Property | 318 Lake Street | PIN 135051102520202 |

The subject lands also include a portion of an unopened municipal right-of-way extending east of County Road 1 (“Road Allowance between Conc 2 and 3, Military Tract”), and a corner rounding/reserve block that is part of County Road 22 (PIN 55065-0315).

A full legal description, parcel abstracts, and PIN map is included with this submission.

#### **THE PROPOSAL**

The proposal represents an exciting opportunity to deliver diverse housing options within Picton in order to support Prince Edward County’s (the “County”) residential growth and evolving housing needs. Hillside features a mixture of housing types, tenures, and price point, addressing the needs of households in various life stages, including families, seniors, and workers. A total of 483 residential units are proposed, including apartment, townhomes, link, and single detached; of these, 313 units are allocated as rental units, and 170 as freehold units. The proposal is targeting 30% of the rental units to be allocated as affordable rental.

Access to Hillside is provided via new public roads and laneways. New Public Road ‘A’ connects to County Road 10, just north of Sandy Hook Road, and to County Road 22, approximately 150 metres east of the existing intersection with County Road 10.



New Public Road 'D' connects to County Road 10, where it intersects with Ridge Road.

The area contemplated for development amounts to approximately 8.54 hectares, representing 32% of the total site area. Approximately 47% of the site is proposed to remain undeveloped, in order to protect the EP Zone consisting of the sensitive creek ecosystem.

To facilitate the proposal, an amendment to the Picton Urban Centre Secondary Plan is required to re-designate the lands from *Town Residential Area* and *Environmental Protection Area* to *Town Corridor Area*. Additionally, an amendment to Zoning By-law 1816-2006 is required to rezone areas of the site currently zoned Future Development (FD) Zone to a *Residential Urban Type Three (R3)* zone, *Residential Urban Type Four (R4)* zone, *Open Space (OS)* zone. The performance standards are generally consistent with those contained within the latest Draft Comprehensive Zoning By-law (February 2025).

We look forward to discussing the planning instruments further with County Staff.

## SUBMISSION DETAILS

The following is a list of the materials submitted in support of the Zoning By-Law Amendment application, in accordance with the County's complete application requirements detailed in an email from Michael Michaud dated March 3, 2023 (included with this submission).

- | #  | Item Name                                                                                                                                                                                                                                           |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Completed application forms for official plan amendment, zoning by-law amendment and draft plan of subdivision;                                                                                                                                     |
| 2. | Legal Surveys prepared by KRCMAR Surveyors, as follows: <ul style="list-style-type: none"><li>a) North property, dated December 20, 2023;</li><li>b) South property, dated November 10, 2022;</li></ul>                                             |
| 3. | Legal Information <ul style="list-style-type: none"><li>a) Legal Description, Parcel Registers and PIN Map;</li><li>b) Legal Description Breakdown and Land Ownership Map, prepared by SvN Architects + Planners and dated April 30, 2025</li></ul> |



4. Planning and Urban Design Rationale, prepared by SvN Architects + Planners and dated June 2025;
5. Functional Servicing Report prepared by Greer Galloway Consulting Engineers and dated April 25, 2025;
6. Transportation Impact Study, prepared by NexTrans Consulting Engineers and dated April 29, 2025;
7. Phase 1 Environmental Site Assessments, as follows:
  - a) North Property ("310 Lake Street"), prepared by Cambium Inc, and dated April 18, 2024;
  - b) South Property ("Picton Hillside Homes"), prepared by Greer Galloway Consulting Engineers and dated July, 2023;
8. Geotechnical Summary prepared by Greer Galloway Consulting Engineers and dated March 24, 2025 including the Geotechnical Reports as follows:
  - North Property ("287 Lake Street"), dated July 2, 2024;
  - South Property ("318 Lake Street"), dated June 27, 2023;
9. Environmental Impact Assessment by Greer Galloway Consulting Engineers and dated April 28, 2025;
10. Stormwater Management Report prepared by WSE Consulting Inc. and dated May, 2025;
11. Tree Inventory and Preservation Plan prepared by JDB Associates Limited and dated April 29, 2025;
12. Hydrogeology Summary prepared by Greer Galloway Consulting Engineers, and dated March 27, 2025 including the following Hydrogeology Studies:
  - North Property ("287 Lake Street"), dated August 28, 2024;
  - South Property ("318 Lake Street"), dated May 2024;
13. Archaeology Reports prepared by AS&G Archaeological Consulting, as follows:
  - a) North Property Stage 1 ("287 Lake Street"), dated January 21, 2025, entered into register February 12, 2025;
  - b) South Property Stage 1 & 2 ("318 Lake Street"), dated November 25, 2024, entered into register April 9, 2025;
14. Environmental Noise Feasibility Study prepared by Valcoustics and dated May 1, 2025;



The following additional materials were not specifically requested in the email checklist provided on March 3, 2023, but have been provided to assist with the County's review of the proposed development:

| #   | Item Name                                                                                     |
|-----|-----------------------------------------------------------------------------------------------|
| 15. | Site Plan, prepared by HSPM Holdings Inc and dated February 26 2025;                          |
| 16. | Draft Plan of Subdivision, prepared by HSPM Holdings Inc and dated February 26 2025;          |
| 17. | Landscape Concept Plan, prepared by JDB Associates Limited and dated April 29 2025;           |
| 18. | Public Road Cross Sections, prepared by JDB Associates Limited and dated April 15 2025;       |
| 19. | Zoning Compliance Table prepared by SvN Architects + Planners and dated April 15 2025;        |
| 20. | Draft Zoning By-law Amendment prepared by SvN Architects + Planners and dated April 16, 2025; |
| 21. | Draft Official Plan Amendment prepared by SvN Architects + Planners and dated April 16, 2025; |
| 22. | Butternut Health Assessment prepared by JDB Associates Limited and dated July 28 2023;        |
| 23. | Application checklist in an email from Michael Michaud dated March 3, 2023.                   |

A digital submission is being provided via email with a download link. The original signed application forms and a certified cheque for each application in the following amounts will be hand delivered within the next couple of days.

| Application Type          | Fee         |
|---------------------------|-------------|
| Draft Plan of Subdivision | \$58,237.04 |
| Official Plan Amendment   | \$11,946.74 |
| Zoning By-law Amendment   | \$5,506.58  |

We trust the above materials provide the information required to adequately evaluate the application. We look forward to working with the County, as well as external agencies and stakeholders to deliver this exciting project.



Yours very truly,

Jonathan Tinney, MCIP RPP  
Principal

Kelly Graham, MCIP RPP  
Senior Associate, Planning

cc. Alan Hirschfield, Homes First Development Corporation