
March 2, 2026

Prince Edward County

Planning Services
332 Picton Main Street
Picton, ON
K0K 2T0

Attention: Ms. Angela Buonamici, Manager of Planning, Planning Services

Dear Ms. Buonamici,

**RE: Rental Apartment Building – Site Plan Resubmission
343 County Road 22 – Block 292 Village A Lands
TBG Project No. 24239**

On behalf of our clients, PEC Community Partners Inc (“Owners”), The Biglieri Group (“Applicant”) is pleased to submit a Site Plan application resubmission for the lands located on a portion of the future Block 292 of the approved Draft Plan for Village (see **Figure 1**), in the Town of Picton, within Prince Edward County. The Subject Lands are governed by a Ministerial Zoning Order (MZO) and are part of a Block in the approved Draft Plan for Medium Density Residential development.

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, and 8 freehold townhouses as the first phase of development within future Block 292 of the approved Draft Plan for the Village A lands.

SUBJECT LANDS

The area of the lands subject to this application is 2.76ha, however only 1.42ha are being developed within the Phase 1 limits. The Subject Lands have frontage on Kingsley Road and County Road 22, and will contain an internal private road network and surface parking in the centre of the site. Road widenings along Kingsley Road and County Road 22 will be conveyed to implement an ultimate 26.0 metre right of way width for both roads. These ROW are provided as blocks in the Plan of Subdivision.

The lands are currently vacant and will be developed in coordination with the subdivision for the first phase of Village A (County File No. 13-T-24-504).

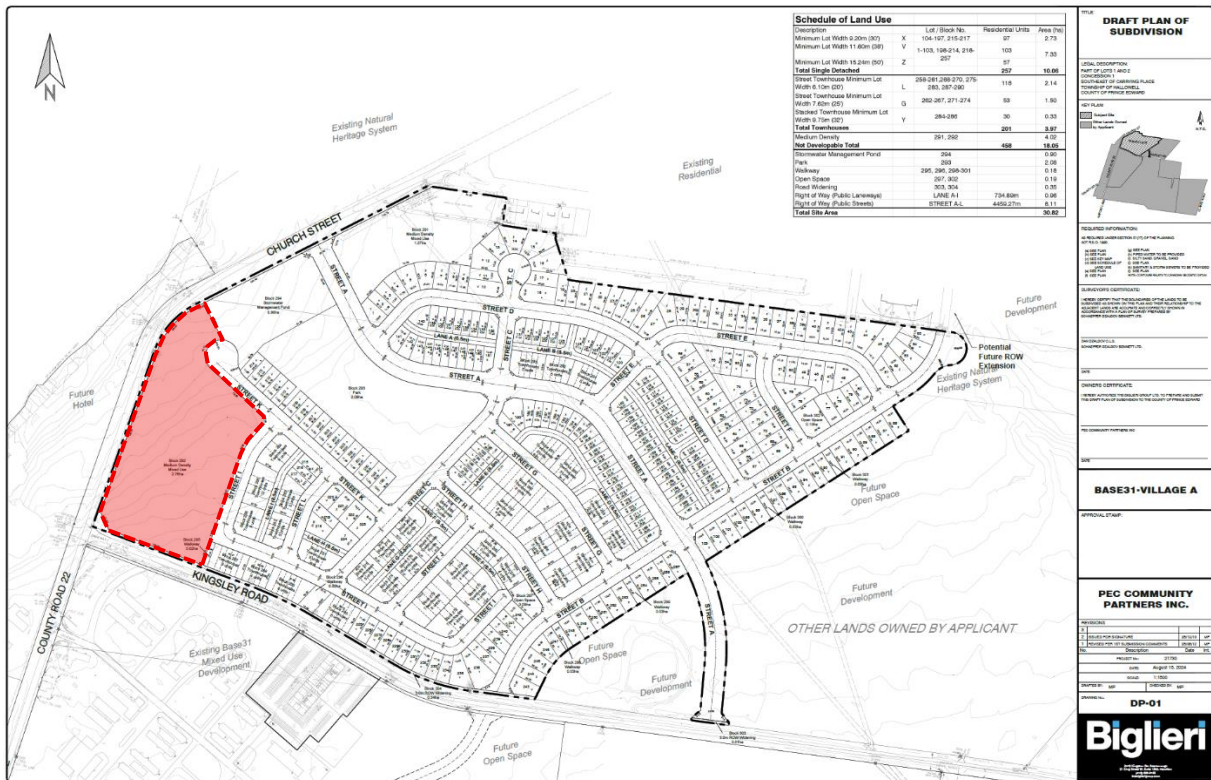


Figure 1 – Block 292 Village A Draft Plan

PROPOSED DEVELOPMENT

The proposed development consists of a 7-storey apartment building with a gross floor area of 11,289.3 m² and 120 units. The proposed unit breakdown is as follows:

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

There are also eight (8) townhouses fronting Kingsley Road that are proposed to be freehold ownership, but have access to rear garages via the internal private road network.

The proposed parking supply is 144 parking spaces, meeting the minimum required of 1 parking space per unit and 0.2 spaced per unit for visitor parking. For bicycle parking, 6 short term space and 30 long term spaces will be provided.

120 m² of indoor amenity space is provided at a rate of 1.00 m² per unit, in the form of an amenity space within the ground floor. 50 m² of outdoor amenity is provided adjacent to the indoor amenity at a rate of 0.43 m² per unit.

The ground floor also contains lobby space, parcel storage, moving room, garbage room, lockers, and units. Two main entrances are proposed on the ground floor, with one providing direct access to the surface parking area and drop-off at the rear of the building, and one more immediately adjacent to County Road 22.

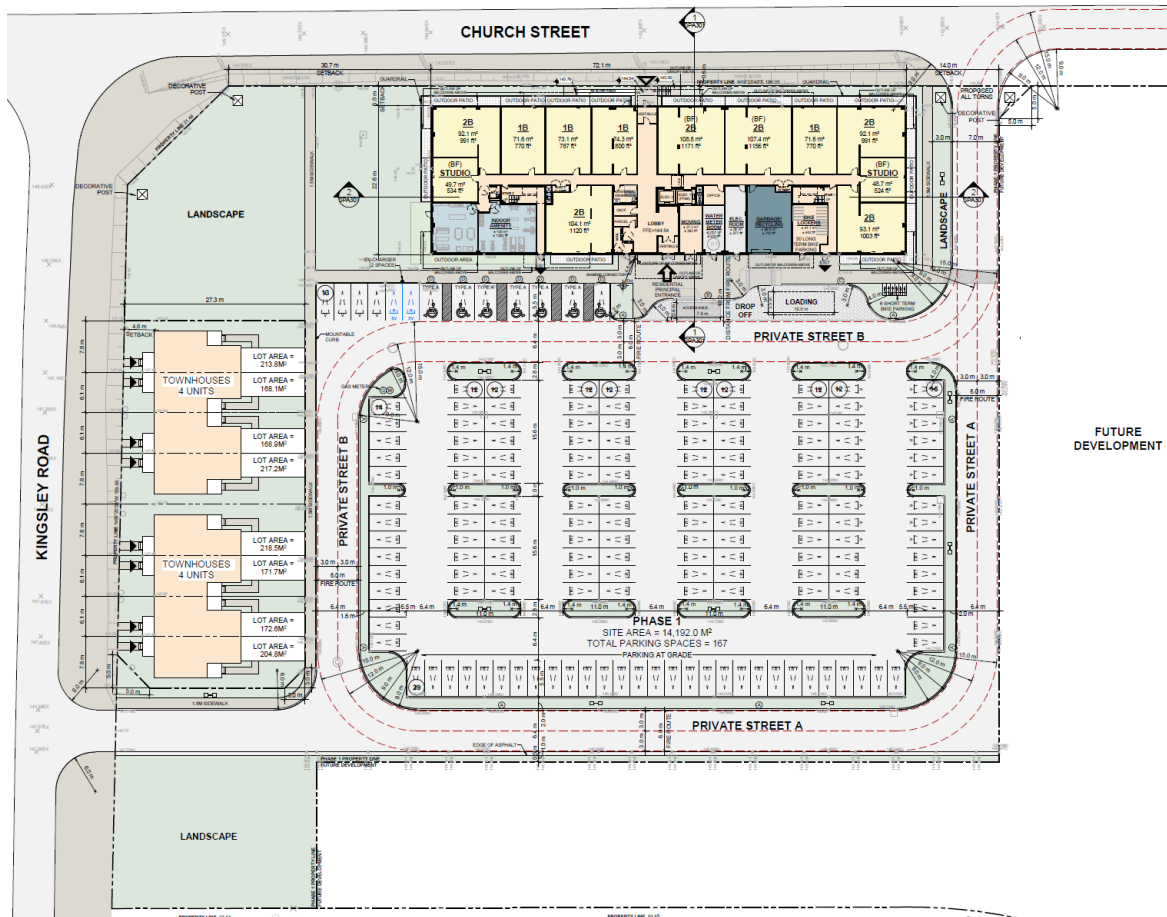


Figure 2 – Site Plan and Ground Floor Plan

A planning rationale was provided in support of the application with the first submission when the proposal was located on the south side of Kingsley Road. In review, based on the new location and updated design, it is our opinion that the rationale is still applicable to this proposal and we do not believe any further update is required.

During the pre-consultation stage for the previous plan, the County requested more information as to how the proposal responds to the PPS policy direction related to Energy Conservation, Air Quality, and Climate Change. Given the proposed apartment building is nearly identical but in it's new location, the following responses are still applicable:

The following landscape strategies support this policy direction:

- Stormwater Management:
 - Planting beds and meadows will help reduce stormwater runoff.

- Pollinator-Friendly Native Plants:
 - Native plant species and seed mixes will support a diverse range of pollinators, essential for a healthy ecosystem.
 - Examples of proposed plants and the number of species they host:
 - Acer x freemanii 'Jeffersred' (Autumn Blaze Maple) – 295 species
 - Gymnocladus dioicus – acting as a host plant for over 100 species of moths, bumblebees, butterflies, beetles, wasps and hummingbirds.
 - Celtis occidentalis - supporting 10 species of butterflies and moths and more than 40 species of insects.
 - Physocarpus opulifolius – a high value shrub for native bees, moth and butterfly species.
 - Rudbeckia hirta - supporting 5 species of bees, 17 species of butterflies and moths, syrphid flies, wasps, beetles and skippers

- Tree Planting for Environmental Benefits:
 - 59 proposed trees will be planted to:
 - Improve air quality
 - Support carbon sequestration
 - Conserve energy
 - Reduce the urban heat island effect
 - Create a natural environment around the building and parking lot
 - Reduce wind impact
 - Provide shading
 - Regulate temperatures by creating a beneficial microclimate

- Sustainable Soil and Water Management:
 - Native soil will be used and retained on-site to the extent possible, minimizing the need for imported soil.
 - Permeable pavers will help slow runoff and retain water on-site.
 - Paving materials with a high Solar Reflectance Index (SRI) will help reduce heat absorption and carbon emissions.
 - Example: Concrete paving and unit paving have been proposed.

- Outdoor Gathering Spaces:
 - Accessible outdoor gathering areas will:
 - Promote social interactions
 - Enhance connections to nature
 - Support mental restoration

The following civil engineering strategies further support this policy direction:

- Central Heating and Cooling System:
 - An Adiabatic Fluid-Cooler serves the heat transfer loop.
 - A condensing gas-fired boiler provides auxiliary backup heating.

- High-Efficiency WLHP System:
 - A Water-Loop Heat Pump (WLHP) system serves dwelling units, the lobby, and amenity spaces.
 - The system connects to the central heat transfer loop.
- Domestic Hot Water (DHW) Heating:
 - 95% efficient condensing gas water heaters serve as domestic hot water supply.
- Energy-Efficient Circulation:
 - Variable Frequency Drives (VFDs) are installed on all circulating pumps to improve efficiency.
- Heat Recovery and Ventilation:
 - 75% effective Heat Recovery Ventilators (HRVs) in each dwelling unit
 - Reduce heat load on the mechanical system.
 - Improve the building’s Thermal Energy Demand Intensity (TEDI).
 - Variable Make-Up Air reduces outdoor air intake during off-peak hours to optimize energy use.
- Water Conservation Measures:
 - Domestic hot water load reduced by 42.7% through low-flow fixtures:
 - Lavatory: 0.5 GPM
 - Kitchen faucet: 1.0 GPM
 - Showerhead: 1.5 GPM
- Passive Design Strategy:
 - Low Window-to-Wall Ratio (35%) to passively reduce the building’s thermal load.

SUPPORTING DOCUMENTS

In support of our resubmission please find enclosed the following:

Deliverable	Consultant	Date
Cover Letter	The Biglieri Group	March 3, 2026
Site Plan	Turner Fleischer	March 9, 2026
Elevations		
Building Plans for Public Areas, Garbage and Fire		
Functional Servicing and Stormwater Management Report	SCS Consulting	February 27, 2026
Engineering Drawings – Existing Draining, Proposed Drainage, Servicing, Grading, Erosion and Sediment Control, Details	SCS Consulting	February 27, 2026
Transportation Impact Study	TYLin	February 27, 2026

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Landscape Plans & Cost Estimate	Nak Design	March 9, 2026
Geotechnical Report	Gemtec	February 3, 2026
Townhome Plans	Hunt Design Associates Inc.	January 30, 2026

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