

**May 28, 2026**

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

Attention: Dale Egan, Planning Coordinator, Approvals

Dear Mr. Egan,

**Re. Site Plan Control Resubmission,**  
**5-31 Nicholas Street, Picton, ON, K0K 2T0,**  
**Municipal File #: SP-07-24**

On behalf of Homes First Nicholas Corporation ("the applicant"), WW+P Architects and Planners, formerly SvN Architects + Planners, are pleased to re-submit the enclosed materials in support of the resubmission for Site Plan Control to facilitate the proposed redevelopment ("the proposal") on a vacant lot, municipally known as 5-31 Nicholas Street, Picton, ON, in the vicinity of Nicholas Street and Cumberland Street ("the site").

The resubmission has been prepared to address outstanding comments from County staff received to date, with the objective of facilitating final Site Plan Approval and enabling the applicant to proceed toward building permit issuance.

**Project History**

Official Plan Amendment & Zoning By-Law Amendment

The Official Plan Amendment and Zoning By-Law Amendment applications for the site have been approved by the Council of the Corporation of the County of Prince Edward.

Council adopted Official Plan Amendment No. 7 to the County Official Plan through the passing of By-law No. 159-2024 on November 26, 2024. The Official Plan Amendment redesignated the site from Parks and Open Space and Environmental Protection to Town Residential Area to facilitate the development of a mixed-income rental community. Council passed Zoning By-law No. 160-2024 on November 26, 2024. The Zoning By-law Amendment established site-specific built form standards to guide the proposed development.

Minor Variance

Since the approval of the Official Plan Amendment and Zoning By-law Amendment, a Minor Variance (File number A1-26) was approved by the Committee of Adjustment on March 18, 2026, which granted relief from two provisions under Zoning By-law No. 160-2024, as follows:

- A reduced parking rate for the apartment dwelling units from 1 space per unit to 0.91 spaces per unit; and
- A reduced setback for a parking area from a public right-of-way from 1.8m to 0m.

## Comprehensive Zoning By-law 140-2025

We understand that Comprehensive Zoning By-law 140-2025 is now in effect, and that the Housekeeping Amendment to the Comprehensive Zoning By-law was approved by Council on April 7<sup>th</sup>.

As it relates to the site, the housekeeping amendment captured a mapping error as well as other text amendments in line with the approved Site-Specific Zoning By-law 160-2024. Under the transition regulations in Section 1.8.2, the Site Plan Control Application will continue to be reviewed against the previous Comprehensive Zoning By-law, 1816-2026.

## **SUBMISSION DETAILS**

The following is a list of the re-submission materials pursuant to SP-07-24:

- | <b>#</b> | <b><u>Item Name</u></b>  |
|----------|--|
| 1.       | Comment Response Matrix, prepared by WW+P Architects and Planners, dated May 28, 2026, including Staff Site Plan Markup;       |
| 2.       | Deposited R-Plan (47R-9518), prepared by Krcmar Surveyors Ltd., deposited October 8, 2025;                                     |
| 3.       | Architectural Drawing Set, prepared by Colbourne & Kembel Architects Inc., dated May 19, 2026;                                 |
| 4.       | Civil Drawing Set, prepared by Site Plan Tech, dated May 13, 2026;   |
| 5.       | Functional Servicing and Stormwater Management Report, prepared by Site Plan Tech, dated May 13, 2026;                         |
| 6.       | Landscape Drawing Set, prepared by JDB Associates Ltd., dated May 28, 2026;  |
| 7.       | Electrical Drawing Set, prepared by A2FL Engineering, dated April 5, 2026;   |
| 8.       | County Staff Report RE: Exchange Agreement with Nicholas Street Homes Limited, prepared by Grace Nyman, dated October 9, 2025. |

We trust that this submission addresses all outstanding comments pursuant to Site Plan Approval and look forward to reviewing the draft Site Plan Agreement, and conditions. Conditions among which would address matters relating to off-site works, including the Nicholas Street terminus, Delhi Park pathway, and construction management.

We welcome continued coordination with County staff, including the scheduling of the proposed construction meeting to review all essential and critical infrastructure, as well as the proposed construction plans and associated challenges. This meeting will also serve to confirm the County's expectations regarding equipment use, signage, infrastructure protection measures, monitoring, and site inspection requirements.

Yours very truly,



Nicole Dilisi, MCIP RPP  
Senior Planner

cc. Alan Hirschfield, Homes First Nicholas Corporation