

June 3, 2026

GSAI File: 945-004

Ms. Dale Egan, RPP, MCIP
Planning Coordinator, Approvals
Corporation of the County of Prince Edward
Planning Services Department
280 Main Street
Suite 201
Picton, ON K0K 2T0

**RE: Application for Draft Plan of Subdivision Approval
Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington
PEC) Inc., Sterling Homes (Cleminson West) GP Inc., Sterling Homes
(Cleminson East) LP, Sterling Homes (Cleminson East) GP Inc.
380 Wellington Main Street &) Cleminson Street, Prince Edward County**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Sterling Homes (380 Wellington PEC) LP, Sterling Homes (380 Wellington PEC) Inc., Sterling Homes (Cleminson West) GP Inc., Sterling Homes (Cleminson East) LP, Sterling Homes (Cleminson East) GP Inc. (collectively, the ‘Owner’) of the lands municipally known as 380 Wellington Main Street and 0 Cleminson Street, in Wellington, in Prince Edward County (the ‘Subject Lands’ or ‘Site’). For the application labelling purposes, I have labelled the owner as “Sterling Homes Corp.” as this is parent company to all of the individual holding companies listed above.

As per earlier correspondence with Sarah Clark, dated May 28, 2026, we appreciate your consideration and agreement to waive another pre-consultation process as we only recently completed the corresponding zoning approval on these same lands under file Z3-23, wherein the subject lands were rezoned “R3-78-H”. As discussed, a Draft Plan of Subdivision was never submitted concurrent with the 2023 rezoning application because the subject lands were legally described as Lots/Blocks on a Registered Plan. Both Sterling Group and County legal advisors have been unable to determine whether the original Registered Plan (Registered Plan No. 8) was de-registered and there has been nothing uncovered to date to suggest this. What was discovered is that the original Registered Plan No. 8 is quite old and encompassed a much broader area than the subject lands. Out of an abundance of caution and to obtain a more clean and current

subdivision that is only specific to the subject lands, our client has requested we move forward with this application.

To facilitate the scope of the circulation, we are not including many of the supporting studies that accompanied the 2023 Rezoning application submission and approval as they still remain relevant and the County already has them on file. These would include the following:

- Environmental Impact Study: GHD, December, 2022;
- Functional Servicing Study: SCS Consulting Group Ltd., January, 2023;
- Transportation Impact Study: Nextrans, November, 2022;
- Stage 1 and 2 Archaeological Assessment: Archaeological Consultants Canada, June 2022;
- Phase 1 ESA for all 380 Wellington Street PINS and Phase 1 and 2 ESA for all O Cleminson Street PINS. Envirovision Inc, June, 2022.
- Planning Justification Report, GSAI, January, 2023.

In support of the Application for Draft Plan of Subdivision Approval, please find attached the following materials:

- A copy of the signed Application For Draft Plan or Subdivision Approval. Please note in lieu of a Commissioner of Oaths stamp, the application has been signed/notarized by Michael Volpati at Bratty Partners;
- A digital copy of the Draft Plan of Subdivision;
- A digital copy of the related Concept Development Plan depicting the proposed lot configuration for future POTLS to be created;
- Copy of February 21, 2024 Report for Council approval of corresponding Rezoning application under file Z3-23.

Finally we have reviewed the application fees and Cost Acknowledgement Agreement fee. Based on our review and the proposal, the fee calculation is as follows:

Pre-Consultation Fee:	\$ 560.59
Advertising Fee	\$ 633.47
Base Fee for Draft Plan of Subdivision	\$10,090.54
Per Block Fee, 6 Blocks x \$75.00/Block	\$450.00
Cost Acknowledgement Agreement Deposit	\$11,211.71

TOTAL	\$22,946.31



Could you kindly confirm the fee calculation and, if correct, our client can courier you a cheque in this amount.

We trust the application is in order and are of the opinion that the proposal meets all criteria under Section 51(24) of the Planning Act for new lot creation by plan of subdivision. Thank you and we look forward to hearing back from you shortly.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner

Copy: Paul Federico, Sterling Group
Paul Mondell