

Prince Edward County
Development Services
280 Picton Main Street
Picton, ON, K0K 2T0

December 19, 2025
File 10793

Attn: Angela Buonamici, Manager of Planning

**Re: Second Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision
Second Submission (Resubmission)
Cork and Vine (Phases 2A-4A)
Prince Edward County**

Weston Consulting is the planning consultant for 2238052 Ontario Ltd., the registered owner of the lands legally described as Lot 191 & Parts of Lots 10, 188, 195, 196, 196B and 197 (herein referred to as the 'subject lands'). The subject lands are located north of Millennium Trail, fronting on the west and east side of Belleville Street in Wellington, Prince Edward County.

The enclosed resubmission has been prepared in support of Phases 2A, 3A and 4 of the enclosed Draft Plan of Subdivision. On behalf of the registered owner, Weston Consulting is pleased to submit the following enclosed Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision applications to permit a multi-phased development that includes a range of low-rise and mid-rise residential, mixed-use blocks and recreational uses on the subject lands.

Background

Weston Consulting initially filed Official Plan Amendment, Zoning By-law Amendments and Draft Plan of Subdivision applications for Phases 2A – 4 in October 2022. This resubmission has been prepared to address comments that were received from the County based on their review of the first submission.

As part of the submission process, extensive public engagement sessions were offered to the community, to ensure the community received adequate opportunities to participate in the development process. A Public Information Centre ('PIC') meeting was held on September 13, 2023 to receive feedback from community members with regards to the proposed development. In addition to the PIC, a Working Group session was held to solicit feedback from the public regarding the proposed development. The feedback received in these public engagement sessions was considered and revisions to the development proposal were incorporated where appropriate.

Proposed Development

The development proposal contemplates a mixed-use, multi-phased development with residential, commercial and recreational uses. The residential component contemplates a variety of built-forms and densities to accommodate a range of incomes and residential needs. Gateway mixed-use blocks have been incorporated on both sides of Belleville Street and are intended to accommodate active ground-floor uses to animate the street frontage. This design aims to create a vibrant, pedestrian-friendly streetscape that supports local retail and service offerings while complimenting the character and function of Wellington's Main Street.

Phases 2A – 3A of the proposed development comprise the majority of the residential and mixed-use areas. These areas are designed to meet the growth needs of the Municipality while responding to market demand. The revised changes to this phase provide a density transition, with lower-density residential areas interior to the development and higher-density mixed-use areas along the Belleville corridor.

Phase 4 of the proposed development is consistent with the previous submission. This phase is dedicated to recreational uses designed to complement the broader development and accommodate tourism uses.

Limited light industrial uses are also proposed as part of the application. Small- scale warehousing uses or logistics facilities are contemplated to serve the local population and businesses while contributing to local job creation.

Submission Materials

The following materials have been provided in support of the resubmission for the subject lands:

#	Document Name	Prepared By:	Date
0.	Cover Letter	Weston Consulting	2025.12.18
1.	Urban Design Guidelines		2025.12.18
2.	Cork and Vine Working Group Comments		2025.12.03
3.	Comment Response Matrix		2025.12.18
4.	Public Information Centre Responses		2025.12.18
5.	Composite Plan		2025.12.16
6.	Draft Plan of Subdivision		2025.12.16
7.	Draft Official Plan Amendment		2025.12.01
8.	Draft Zoning By-law Amendment		2025.09.26
9.	Planning Justification Report Addendum		2025.12.01
10.	Transportation Impact Assessment	Jewell Engineering	2025.11.28
11.	Stormwater Management Report		2025.11.20
12.	Urban Metrics Response Letter	Urban Metrics	2023.05.09
13.	Environmental Impact Study	Cambium	2025.11.10
14.	Urban Design Guidelines	Jewell Engineering	2025.12
15.	Functional Servicing Report		2025.11.24
16.	Community Utility Plan		2025.10.04

We trust that the enclosed materials are satisfactory. Should you have any further questions, please don't hesitate to contact the undersigned or Hanieh Alyassin at ext. 337.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Partner, Planning Lead