

The County of Prince Edward
Planning Department
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December 3, 2025
File 10793

Attn: Angela Buonamici, Manager of Planning

**RE: Planning Justification Report Addendum
Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
Applications-First Resubmission
Cork and Vine Project (Phases 2A, 3A and 4)
Prince Edward County**

Weston Consulting is the planning consultant for the registered owner of the lands located at Lot 191 and Parts of Lots 10, 188, 195, 196, and 196B, north of Millennium Trail, bracketing Belleville Street (formerly known as Country Club Estates) in Wellington, Prince Edward County (hereinafter referred to as the 'subject lands').

On behalf of the owner, Weston Consulting submitted applications for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision in October 2022. These applications were intended to facilitate the development of the subject lands as a multi-phased mixed-use community, including a range of low-rise and mid-rise residential units, mixed-use blocks, parkland, outdoor recreational amenities, and a hotel.

A Planning Justification Report (PJR) was prepared in support of the original submission, dated October 26, 2022. Since that time, a number of changes have occurred, including updates to local and County planning policy, feedback received from municipal staff, agencies, and members of the public, as well as additional technical and design refinements. In response, this PJR Addendum has been prepared to:

- Address updates to relevant planning policy frameworks since the original submission;
- Respond to comments received through the development application circulation process and consequent public Open House held in September 2023; and
- Provide clarification and refinement of the development proposal.

It is important to note that the overall scope and vision for the development has remained generally consistent with the original submission. However, a number of refinements have been made to reflect more detailed design considerations and address staff, agency and public comments.

1. Description Of Revised Development Proposal

The proposed development remains a mixed-use, multi-phased community that integrates residential, commercial, and recreational uses. In response to feedback from municipal departments, agencies, and the public, the concept has been refined to provide greater clarity regarding building typologies, the arrangement of land uses, and the overall site layout.

The development includes a variety of residential built forms and densities to address diverse housing needs. These include single-detached dwellings with a range of lot frontages, street townhouses including bungalow-style units, rear-lane townhouses, condominium townhouses, and low-rise apartment buildings. The inclusion of different unit types and sizes is intended to offer housing options for a wide demographic, accommodating residents of different ages, family types, and affordability levels. The development's mix of housing supports the creation of a complete and inclusive community.

To enhance the character of Belleville Street and reinforce it as the community's primary corridor, the revised proposal introduces special "Gateway Mixed-Use Blocks" located on either side of the street. These blocks are envisioned to accommodate mixed-use buildings with active ground-floor uses and residential or office uses above. This design approach aims to create a vibrant, pedestrian-friendly streetscape that supports local retail and service offerings while complementing the character and function of Wellington's Main Street.

Community amenities, including a golf course, open space, and outdoor recreational areas, continue to form a central component of the overall concept. These features support active living, tourism, and a high quality of life for both future residents and visitors. The design and distribution of these amenities have been refined to ensure connectivity, accessibility, and compatibility with surrounding land uses.

The development is organized into multiple phases. Phases 2A through 3A comprise the majority of the residential and mixed-use areas. The distribution of units across these phases is shown in Figure 2 of this Addendum and reflects the comprehensive and diverse nature of the proposed development. These phases are designed to meet various community needs and market demands, while ensuring orderly and logical growth. The revised plan continues to provide a balanced approach to density, with a transition from lower-density residential areas to higher-density and mixed-use areas along Belleville corridor.

Phase 4, situated in the northern portion of the subject lands, remains consistent with the original proposal. This phase is dedicated to tourism and recreational uses, including a golf course, hotel, and associated outdoor amenities. It is designed to complement the broader development, support the tourism economy of Prince Edward County, and serve as a destination within the community, while maintaining compatibility with the surrounding area. In addition, in the enclosed Official Plan Amendment and Zoning By-law Amendment, limited light industrial uses with accessory components, are proposed to be also permitted uses within this Phase. These uses are to be permitted subject to the findings of a Land Use Compatibility Study and a Market Feasibility Study, which must confirm that such uses are both appropriate and feasible for the subject lands.

The rationale for introducing limited light industrial uses is based on the large size of the site and the potential for these uses to support the functionality of the broader community. Uses such as small-scale warehousing or logistics facilities could serve the needs of the local population and businesses, contribute to local job creation, and provide an appropriate transition between residential and non-residential areas. The inclusion of such uses also supports the County's broader economic development objectives, as articulated in County-wide policy documents.

It is recognized that the introduction of light industrial uses must be carefully considered to ensure compatibility with surrounding land uses and to avoid adverse impacts. As such, any implementation of these permissions will be subject to the outcomes of detailed supporting studies, including the Land Use Compatibility Study and the Market Feasibility Study, which will assess the appropriateness of these uses in this context and outline any mitigation measures required to support their integration into the community.

In addition to the above, and following a detailed review of the proposed development, the site design has been refined to address an appropriate road network configuration, surrounding conditions, mid-block connectivity, and the size and location of the stormwater management pond.

A park with an area of approximately 0.982 hectares has also been incorporated into Phase 3A East to serve future residents and contribute to the overall open space network, adjacent to Millennium trail.

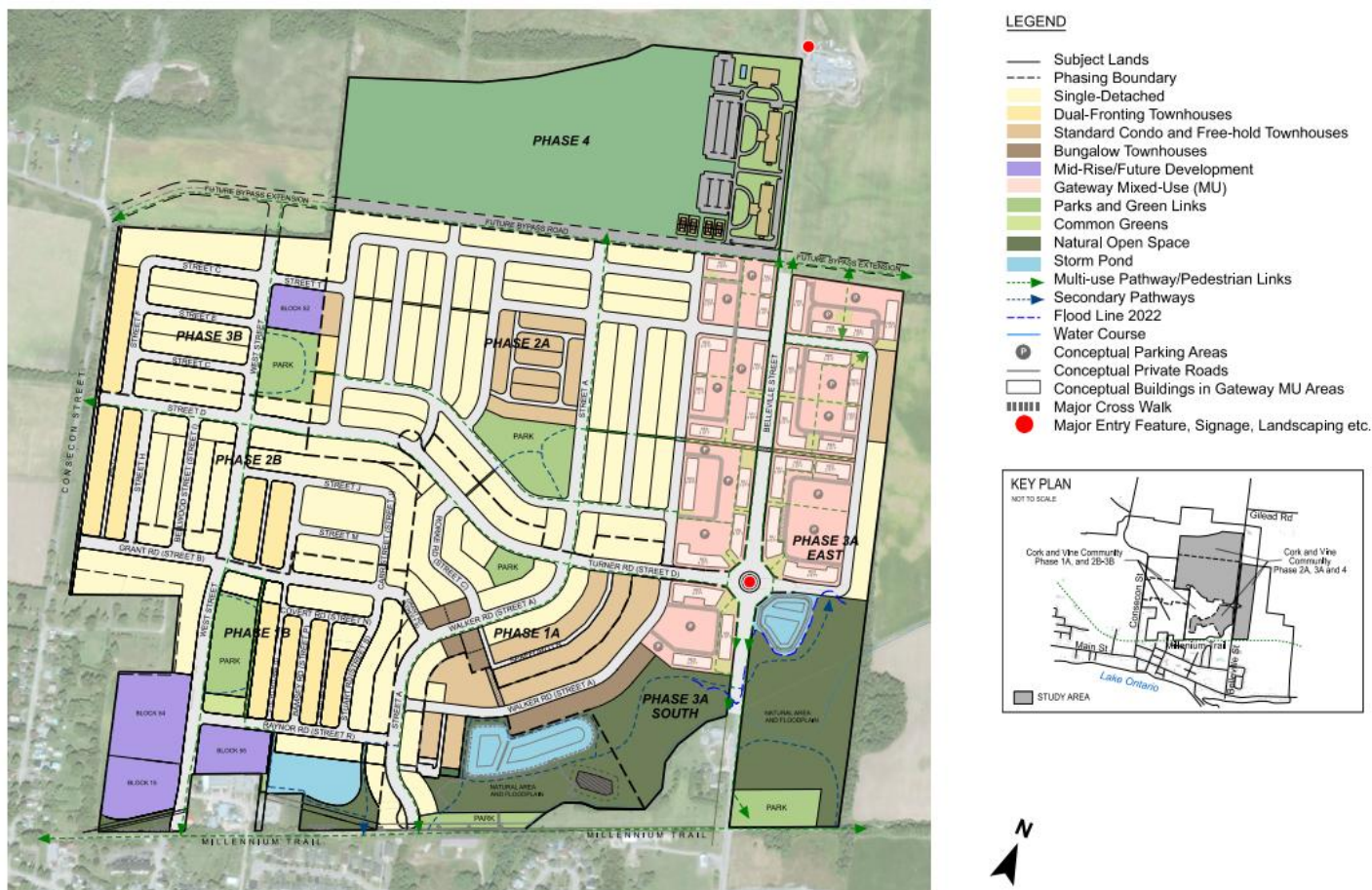


Figure 1- Cork and Vine Composite Plan

	Land Use	Lots	Blocks	Units	Total
Phase 2A	Residential Single-Detached	560-572, 580-961	Blocks 1-19	395	36.466 ha
	Residential Townhouses		Blocks 20-21	32	
	Residential Condo Towns		Blocks 22	131	
	Gateway Mixed Use		Blocks 23-25	462	
	Park		Block 26		
	Future Development	573-579	Block 27		
	Walkways		Blocks 28-32		
	Roads and Reserves				
	Sub Total			1020	
Phase 3A East	Gateway Mixed-Use		Blocks 1-3	562	18.084 ha
	Residential Single-Detached	962-986	Block 4	25	
	Residential Townhouses		Block 5	26	
	Park		Block 6		
	Open Space		Block 7		
	SWMP		Block 8		
	Walkway		Block 9		
	Roads and Reserves				
	Sub Total			613	
Phase 3A South	Gateway Mixed-Use		Block 1	157	12.263 ha
	Residential Single-Detached		Block 2	3	
	Residential Townhouses		Blocks 3-4	80	
	Residential Condo Towns		Blocks 5-6	53	
	Open Space		Block 7		
	Servicing Easement		Block 8		
	Roads and Reserves				
	Sub Total			293	

Figure 2- Phasing Composite Proposal Plan

2. Policy Analysis

As noted above, the following sections of this Addendum address planning policy updates that have occurred since the original submission. The remainder of the 2022 Planning Justification Report remains valid and continues to apply to the Subject Lands and the proposed development.

2.1 Provincial Planning Statement (2024)

On October 20, 2024, the Provincial Planning Statement, 2024 (PPS 2024) came into effect, which is a province-wide planning policy framework that replaced both the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, as amended in 2020. As a result, the policies within the PPS 2024 are in force and determinative, and all planning decisions are required to be consistent with this new statement. Similar to its predecessor, the PPS 2024 provides the overarching policy direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario. In our opinion, the proposed development is consistent with the PPS 2024.

Section 2.1 – Planning for People and Homes

Section 2.1 of the PPS 2024 outlines policies to provide for an appropriate supply, range, and mix of housing options and densities within the province. The following are applicable to the proposed redevelopment:

2.1.4 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development;

2.1.6 Planning authorities should support the achievement of complete communities by:

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

The PPS 2024 emphasizes the importance of long-term residential land supply and the development of complete communities. The proposed development is consistent with this policy direction as it provides for an efficient and appropriate intensification opportunity within an existing settlement area. Through a range and mix of residential units, the proposed development will contribute to housing options and will respond to the needs of current and future residents. The Subject Lands are located within a built-up area and designated Urban Centre, and are supported by existing municipal servicing and transit infrastructure. The proposed development will optimize the use of underutilized lands while enhancing and supporting the broader use of public service facilities and transportation networks.

Section 2.2 – Housing

Policies directing the provision of an appropriate range and mix of housing options are contained in Section 2.2 of the PPS 2024. The following are applicable to the proposed redevelopment:

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The proposed redevelopment will support the County in providing an appropriate range and mix of housing options and densities to accommodate anticipated population growth. By offering a diverse mix of townhouse

typologies, single-detached dwellings, and apartment units, the development will broaden housing choices in the area, helping to meet the social, health, economic, and well-being needs of both current and future residents.

This redevelopment represents an intensification of an underutilized site, efficiently utilizing land, infrastructure, resources, and public service facilities. Given the predominance of single-detached dwellings in the existing PEC area, the proposal will enhance housing diversity and offer more attainable options for a wider range of demographic groups.

Of note, the recent legislation, such as Bill 23, the *More Homes Built Faster Act, 2022*, calls for an increased housing supply. This development supports those objectives by optimizing the potential of the Wellington Urban Centre, which is currently underutilized, thereby contributing to meeting the community's growing housing needs.

Section 2.3 – Settlement Areas

Section 2.3 of the PPS 2024 outlines policies for directing growth and development within *Settlement Areas*, while supporting intensification and redevelopment for the achievement of complete communities. The following policies are applicable to the subject lands, given their location within the existing Settlement Area:

2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate;*

2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.3.1.4 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

The proposed development will efficiently utilize underutilized land while optimizing existing servicing and transit infrastructure, along with planned upgrades. It supports the introduction of low-rise apartment buildings up to four storeys, which are consistent with the character of PEC, and provide a more efficient use of land. By incorporating commercial, office, and medical uses at the ground level with residential units above, the development will promote pedestrian walkability in an area that is currently underutilized. Additionally, the inclusion of a multi-use pathway alongside the retail street will further encourage active transportation.

Section 2.9 – Energy Conservation, Air Quality and Climate Change

The PPS 2024 outlines policies for reducing greenhouse gases and preparing for the impacts of a changing climate in Section 2.9. The following are relevant to the subject lands:

2.9.1 Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) support the achievement of compact, transit-supportive, and complete communities;*
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*

Redeveloping the subject lands with more compact built forms will create transit-supportive density, reduce land consumption, and help lower greenhouse gas emissions.

Additionally, in the enclosed revised Stormwater Management Report prepared by Jewell Engineering, a climate-change hydrograph was used for the modelling, consistent with the flood-risk mapping for Lane Creek. Based on this model, the peak flow results for the 100-year event indicate that the uncontrolled, unrouted 100-year peak flow from the development area is 7.9 m³/s, which is noticeably lower than the corresponding peak flow within the Lane Creek watershed.

The proposed development takes climate change into account by addressing the impacts of a changing climate and safeguarding vulnerable natural heritage resources.

Section 4.1: Natural Heritage

Section 4.1 of PPS 2024 contains policies pertaining to Natural Heritage Features. In response to staff comments on the proposed development, a new Environmental Impact Study (EIS) has been identified as necessary to support the proposed amendments to the draft plan of subdivision.

Section 4.1 of the PPS 2024 indicates:

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 3. Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 4. Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1; and b) significant coastal wetlands.*
- 5. Development and site alteration shall not be permitted in:*
 - a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
 - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*

c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

d) significant wildlife habitat;

e) significant areas of natural and scientific interest; and f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

An EIS has been prepared by Cambium Inc. that has been included in this submission. Based on the Section 6.1 of the EIS, the following setbacks are proposed to be included for the subject lands:

- *No direct encroachment within the significant woodland on the Site (Community 15).*
- *30 m setback from the wetlands along Lane Creek (Communities 16 and 23). Lane Creek and its associated fish habitat are located fully these wetlands (i.e., greater than 30 m from the outer limit of the buffer).*
- *30 m setback from the wetlands at the north edge of the Site (Communities 12 and 13).*
- *Hubbs Creek Tributary and its associated fish habitat / significant woodland / confirmed amphibian breeding SWH (Community 10) are located fully these wetlands (i.e., greater than 30 m from the outer limit of the buffer).*

The proposed development incorporates appropriate setbacks from existing woodlands and wetlands which preserves natural heritage elements on the subject lands and mitigates potential impacts on environmentally sensitive features (Figure 3). The EIS also provides recommendations to further mitigate any negative impacts on natural features. By preserving the ecological functions of these environmental features, the proposed development demonstrates respect for and protection of the natural environment.

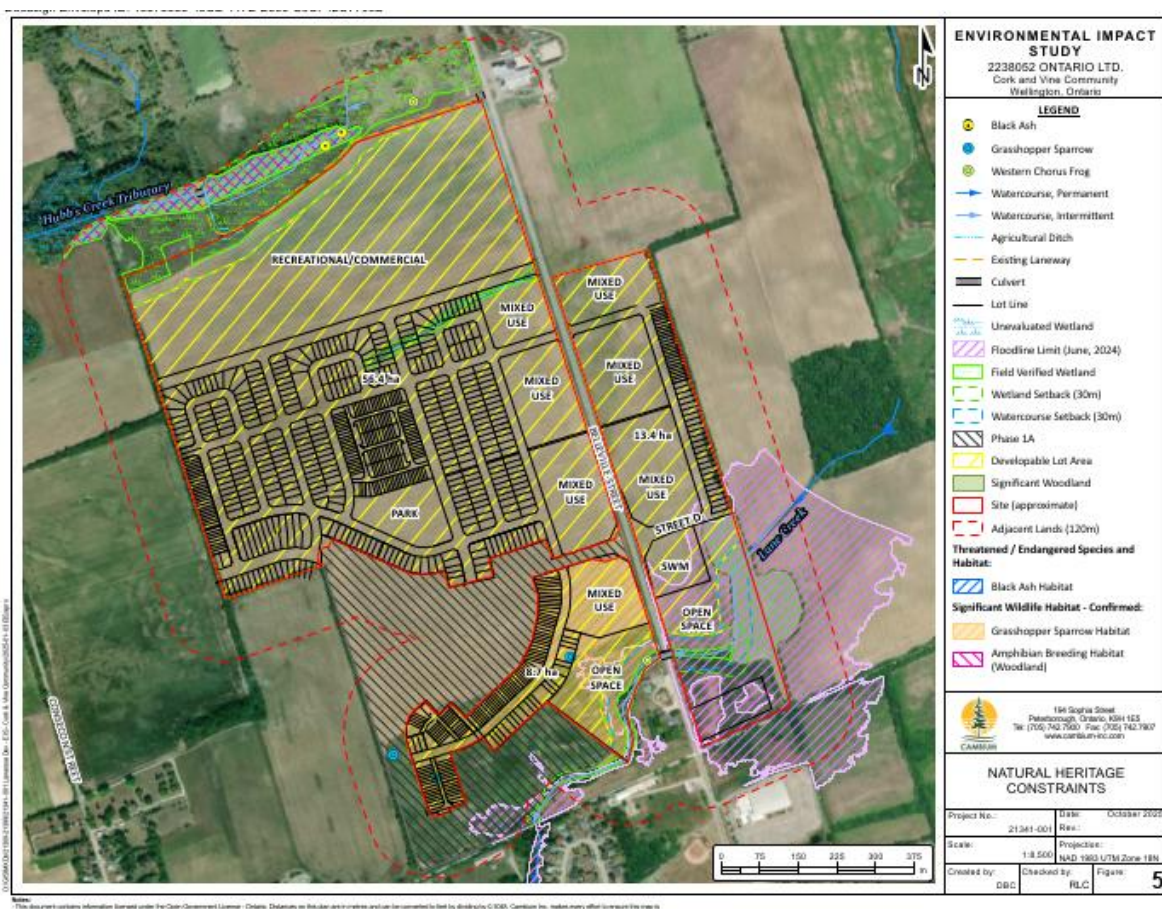


Figure 3- Natural Heritage Constraints

Section 4.2 Water

Section 4.2 of the PPS protects the quality and quantity of water, including the form and hydrologic function of sensitive surface water features and sensitive ground water features.

Based on the findings of Jewell Engineering, as presented in Section 8.2.2 of the enclosed Stormwater Management Report:

The Cork and Vine development includes some fill within the floodplain of Lane Creek. An offsetting cut/ fill is proposed within to address this. Jewell investigated the impacts of the cut/ fill using the hydraulic model and found the flood elevations and peak flows are not increased above the values published within the floodplain mapping report.

In addition to the above, a comprehensive Stormwater Management strategy, including the design of Stormwater Management facilities such as the stormwater pond, forms a part of the proposed development. This strategy incorporates measures to mitigate flooding risks associated with a changing climate. The Stormwater Management facilities will also be designed to protect environmentally sensitive features and local wildlife by accounting for and mitigating potential impacts related to water quality, thermal effects, and erosive characteristics of runoff.

Further to the above, assessments of endangered species habitat, plant communities, flora, and other related studies have been completed and are available for review in the enclosed EIS. No endangered or threatened species were observed directly on the subject lands. Please refer to the enclosed EIS for detailed information on these matters.

Section 2.8 Employment

2.8.1 Supporting a Modern Economy 1. Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
 - c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
 - d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
 - e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*
- 3. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.*
 - 4. In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.*
 - 5. Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available.*

The introduction of commercial and light industrial uses within the proposed development will contribute to local job creation and economic growth. As noted earlier, the intent is to permit light industrial uses, such as warehouses and associated operations, within Phase 4 of the development. These uses are envisioned to support the broader community while enhancing the area's employment base.

It is acknowledged, however, that the inclusion of such uses must be carefully assessed. As such, their implementation will be subject to the completion of a Land Use Compatibility Study to ensure that no adverse environmental or operational impacts occur on nearby sensitive residential uses. Any required mitigation measures identified through this study will be implemented to ensure compatibility and to further advance the creation of a complete, balanced community.

Section 3.2 – Transportation Systems

Policy 3.2.2 of the PPS 2024 states that “*Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*” As stated earlier, the proposed redevelopment will provide for transit-supportive densities that will ensure the efficient use of existing and planned transit infrastructure in the area, including the Finch West LRT, the Sheppard Subway Extension, and plentiful local TTC bus routes.

Section 3.6 – Sewage, Water and Stormwater

Section 3.6 of the PPS 2024 outlines the importance of making efficient use of existing sewage and water facilities. New development is to be facilitated in a manner which makes efficient use and optimization of municipal water and sewage services. Policies 3.6.1.a), b), d), f), and 3.6.8 speak to this need to efficiently utilize and optimize municipal water and sewage infrastructure, and to appropriately plan for stormwater management.

The proposed redevelopment is designed to efficiently utilize the existing municipal water and sewage infrastructure, supported by a more compact site design. A Functional Servicing Report (FSR), Stormwater Management (SWM) Report, and Grading Plan have been submitted to ensure appropriate planning for servicing and on-site stormwater management.

Summary

Overall, the proposed development is consistent with the policy direction of the PPS 2024. The community plan introduces a mix of housing options in a more compact built form, supporting the efficient use of land, infrastructure, and services. The subject lands will be served by a variety of uses, including retail, commercial, office, employment opportunities, parks, and community amenities, all integrated within an appropriate road and pedestrian network. The proposed development will also strengthen the north-south corridor and enhance connectivity throughout the area.

Considering all of the above, the proposed redevelopment will contribute to the creation of a complete community—one where residents can meet their daily needs within a walkable, transit-supportive environment. Accordingly, the development aligns with the intent and objectives of the PPS 2024.

2.2 Prince Edward County Official Plan

3.1.1 Intent

The County shall encourage the provision of an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents, including affordable housing and housing for special needs

The proposed community includes a diverse housing mix: single-detached dwellings, bungalow towns, street and rear-lane townhouses, and low-rise apartments. This diversity will broaden affordability, support aging-in-place, and provide attainable housing for the local workforce, consistent with COP housing objectives.

4.2.3 Policies

The County shall promote the integration of parks, open space, and natural heritage features into new development, ensuring linkages and accessibility for active transportation.

The plan provides for a new 0.982 ha. neighbourhood park in Phase 3A East, directly connected to the Millennium Trail, along with green linkages and multi-use pathways throughout the community, as well as 1.678 ha neighbourhood park in Phase 2A. This creates a cohesive open-space network and strengthens recreational and ecological connections, implementing the COP's direction for integrated parks and trail systems.

2.2.6

The County shall encourage a broad range of employment opportunities and ensure that new employment uses are compatible with surrounding land uses.

The introduction of limited light industrial uses in Phase 4 supports local employment diversity, reduces commuting, and aligns with County economic strategies. These uses will be subject to a Land Use Compatibility Study and Market Feasibility Study to confirm appropriateness and to mitigate potential impacts, consistent with COP compatibility policies.

2.3 Wellington Urban Centre Secondary plan

One of the comments received from Planning, staff have asked for an analysis of how the proposed development will integrate with the existing urban and rural character of the area. The following policy from the Wellington Secondary Plan has been identified for further review:

4.2 Cultural Heritage

Guiding Policies It is the intent of this Plan to:

- 1. Encourage the preservation of cultural heritage resources in Wellington to enhance the quality of life, sense of place, cultural and economic vitality, and support local economic development through the mechanisms available in the Ontario Heritage Act and consistent with the Provincial Policy Statement.*
- 2. Support the adaptive re-use and repurposing of existing heritage buildings in Wellington, provided the heritage value of such buildings is conserved and enhanced.*

Implementing Policies Council shall:

- 1. Implement the guiding principle, strategic directions, and actions of the Heritage Conservation Strategy to preserve the County's cultural, built, and archaeological heritage resources.*
- 2. Conserve cultural heritage resources in Wellington including individual buildings, structures, sites (land and marine), landscapes, and vistas consistent with the Provincial Policy Statement and using the Ontario Heritage Act, as appropriate.*

3. Require the completion of a Heritage Impact Assessment (HIA) prior to considering any application to demolish or relocate a designated cultural resource and consider requiring a HIA for alterations that are likely to affect the heritage attributes of a designated cultural heritage resource in Wellington. The HIA shall investigate alternative development scenarios, such as adaptive reuse and repurposing, identify potential mitigation measures, and determine requirements for archival documentation and sharing. The applicant shall pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan.

While it is acknowledged that a Heritage Impact Assessment (HIA) has not been required for the subject lands, due to the absence of any identified heritage buildings, careful consideration has been given to preserving the rural character of Prince Edward County. This has been reflected through a deliberate approach to building height, moderate residential densities, and design strategies that respect the unique character of the surrounding neighbourhood.

Additionally, it is noted that an area of archaeological potential has been identified within Phase 1A of the subject lands. Appropriate archaeological studies have been undertaken as part of a related planning application within the Cork and Vine development, in accordance with provincial requirements.

2.5.2 Village Corridor Area

The Village Corridor Area is intended to provide a mix of residential, commercial, and employment uses with buildings oriented to the street... creating an attractive gateway into the community.

The Belleville Street Gateway Mixed-Use Blocks establish an attractive and active entrance to Wellington. With ground-floor commercial and upper-storey residential uses, these blocks provide the street-oriented form and gateway treatment envisioned in the Secondary Plan.

4.2.3 Implementing Policies

Council shall conserve cultural heritage resources... and may require a Heritage Impact Assessment to ensure that development conserves Wellington's sense of place

While there are no designated heritage resources on the subject lands, the proposed development has been carefully structured to reflect and reinforce Wellington's small-town and rural character. Building heights are capped at four storeys, with stepbacks and façade modulation used to reduce perceived massing and maintain a human-scaled streetscape along Belleville Street and internal neighbourhood streets. Materials and architectural treatments—such as masonry, wood elements, pitched rooflines, and articulated façades—will echo the County's traditional building vernacular and reinforce visual compatibility.

Landscaping and public realm design contribute to this cultural integration by incorporating tree-lined streets, gateway treatments, and park features that connect to the Millennium Trail and broader cultural landscape of Wellington. At key open-space nodes, the plan allows for interpretive signage, wayfinding, or public art installations to highlight the area's agricultural heritage, economy, and historical evolution. These design and cultural measures ensure that the development not only blends with the existing urban and rural character but also actively contributes to preserving and expressing Wellington's identity.

3.0 September 13, 2023 PIC Comment Response

Public consultation has been a central part of the review process for the Cork and Vine proposal. Input received through the September 13, 2023 Public Information Centre, written comment sheets, and subsequent correspondence highlighted key concerns regarding scale and density, servicing and infrastructure capacity, traffic impacts, housing affordability, community services, environmental sustainability, and the preservation of Wellington's small-town character and heritage. As part of this resubmission, comments from this PIC were grouped into themes for formal responses. A Comment Response Memo has been provided.

The planning framework has been refined to address this feedback where possible. Policies now establish a maximum building height of four storeys, require stepbacks and façade articulation, and phase development to align with servicing capacity. The introduction of the Gateway Mixed-Use (GMU) Zone allows for a range of residential, commercial, and cultural uses while ensuring compatibility with County's character. Technical studies, including updated transportation and servicing analyses, confirm that growth can proceed responsibly with phased improvements and appropriate cost-sharing mechanisms.

In summary, the consultation process has helped shape a more balanced and responsive plan that integrates community concerns with policy objectives. The proposal supports housing diversity, access to local services, cultural interpretation, and sustainable design, while reinforcing Wellington's heritage identity. Formal responses to individual comments are provided under separate cover in the Consolidated Comment Response Matrix that breaks down responses by theme.

4.0 Conclusion

Based on a review of the applicable policy framework, supporting technical materials, and the feedback received through agency circulation and the September 13, 2023 Public Information Centre, the proposed redevelopment represents good planning and urban design. The plan is consistent with the intent of the PPS 2024, the County Official Plan, and the Wellington Urban Centre Secondary Plan, and provides for an appropriate balance of residential, commercial, recreational, and limited employment uses that will support a complete and inclusive community, while contributing to the economic base of Prince Edward County.

Although there are no designated heritage resources on the subject lands, the proposal integrates cultural and design elements that reinforce Wellington's small-town and rural character. Height limits, stepbacks, façade articulation, and materials echo the County's vernacular, while landscaping, gateway features, and opportunities for cultural interpretation along Belleville Street and the Millennium Trail enhance sense of place and community identity.

The inclusion of diverse housing options and employment-supportive uses will broaden affordability, reduce commuting, and contribute to the County's economic and tourism objectives. The plan also responds directly to public feedback by refining the mix of housing forms, phasing development with servicing capacity, incorporating gateway design and cultural interpretation, addressing traffic and access through an updated Transportation Impact Study, and providing new parks and trail connections.

Implementation will be guided by the results of required studies, including the Land Use Compatibility Study, Market Feasibility Study, and other technical assessments, ensuring that development proceeds in a compatible

and sustainable manner. In summary, the revised proposal addresses public, staff, and agency comments comprehensively, aligns with the current policy framework, and advances the County's objectives for housing, cultural heritage, economic vitality, and complete community development. Accordingly, it is our opinion that the proposed amendments merit approval.

Yours truly,

Weston Consulting

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

c. Client