

August 27, 2026

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

Attention: Dale Egan, Planning Coordinator, Approvals

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

Dear Mr. Egan,

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 third resubmission (fourth submission) for Site Plan Control to facilitate the proposed residential 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 proposal presents an important opportunity to redevelop the site into a mixed-income rental community. The proposal delivers a total of 120 units distributed among four buildings of varying heights. Building A is two storeys and consists of two semi-detached homes. Buildings B, C, and D are three storeys and together contain 12 townhouse/lower-level apartment units. Building E is a multi-storey apartment, including a 5-storey north wing, 3-storey south wing, and 5-storey east wing with a total of 101 units. The development includes 16,185.02 square metres of landscaped open area, and a total of 119 vehicular parking spaces and 63 bicycle parking spaces.

The proposal responds to the County's residential growth and evolving housing needs, including its affordable housing objectives identified in the County Housing Plan, adopted by Council on May 9, 2022. The Plan establishes a target of delivering an additional 1,185 affordable housing units by 2028. The proposed mixed-income rental development would contribute to these objectives by providing 30 percent affordable housing units while supporting the County's broader efforts to accommodate population growth and diversify its housing supply.

This third Site Plan Control resubmission has been prepared to address the outstanding comments received from County staff to date, with the objective of facilitating final Site Plan Approval and enabling the Applicant to proceed toward building permit issuance. The Applicant has continued to work collaboratively with County staff to resolve the outstanding matters, and this resubmission reflects the progress made to date toward achieving final approval.

Project History

- Official Plan Amendment No.7 was adopted on November 26, 2024 and redesignated the site from Parks and Open Space and Environmental Protection to Town Residential Area.
- Zoning By-Law Amendment No. 160-2024 was adopted on November 26, 2024 and established site-specific built form standards to guide the proposed development.

- A Minor Variance application (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:
 - 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.
- This Site Plan Control application (File number SP-07-24) was originally submitted on June 13, 2024, followed by first and second resubmissions on October 18, 2024 and May 28, 2026 respectively.

SUBMISSION DETAILS

The following is a list of the re-submission materials to support the Site Plan Application (SP-07-24):

- | # | Item Name |
|-----|---|
| 1. | Comment Response Matrix, prepared by WW+P Architects and Planners, dated August 27, 2026; |
| 2. | Architectural Drawing Set, prepared by Colbourne & Kembel Architects Inc., dated August 26, 2026; |
| 3. | Civil Drawing Set, prepared by Site Plan Tech, dated August 6, 2026; |
| 4. | Servicing and Stormwater Management Report, prepared by Site Plan Tech, dated August 6, 2026; |
| 5. | Engineering Cost Estimate - Offsite, prepared by Site Plan Tech, dated August 2, 2026; |
| 6. | Engineering Cost Estimate - Onsite, prepared by Site Plan Tech, dated August 2, 2026; |
| 7. | Landscape Drawing Set, prepared by JDB Associates Ltd., dated August 26, 2026; |
| 8. | Landscape Cost Estimate, prepared by JDB Associates Ltd., dated August 26, 2026; |
| 9. | Electrical Drawing Set, prepared by A2FL Engineering, dated September 2, 2026; and, |
| 10. | Deposited Survey, prepared by KRCMR, dated October 6, 2025. |

We trust that this submission addresses all outstanding comments pursuant to Site Plan Approval and look forward to continued collaboration with County staff and reviewing the draft Site Plan Agreement and conditions.

Yours very truly,



Michael Matthys, RPP, MCIP
Principal
WW+P Architects + Planners

cc. Alan Hirschfield, Homes First Nicholas Corporation
Reva White, WW+P Architects + Planners