

# **COUNTY OF PRINCE EDWARD OFFICIAL PLAN**

**Office Consolidation – November 2006**



**Original Plan Prepared by:**

**AINLEY AND ASSOCIATES LIMITED  
CONSULTING ENGINEERS AND PLANNERS  
157 FRONT STREET  
BELLEVILLE, ONTARIO K8N 2Y6**

**and**

**THE COUNTY OF PRINCE EDWARD  
PLANNING & DEVELOPMENT COMMITTEE  
and PLANNING DEPARTMENT**

**Adopted by Prince Edward County Council on: NOVEMBER 25, 1993  
Partially Approved by Minister of Municipal Affairs: JANUARY 23, 1998  
Approved by Minister of Municipal Affairs and (Ameliasburgh): DECEMBER 23, 1998  
Office Consolidation: January 2011**

**Inclusive Of The Following New Official Plan Amendments since the Ministry's approval of the "New" Prince Edward County Official Plan on January 23, 1998.**

**OPA No. 1 – Children's Aid Society of Prince Edward**

- 1) Amended Schedule 'A', Land Use and Roads Plan of the Secondary Plan of the Picton-Hallowell Urban Area from Policy Area 6 to **Policy Area 5**.
- 2) Inserted new **Section 3.5.6 (i)** in **Policy Area 5**.

Adopted by County Council on August 9, 1999, no appeals received.

**OPA No. 2 – Ridge Road Aggregates Inc. – (Referral #10)**

- 1) An Amendment to implement the decision of the Ontario Municipal Board (Issue Date of May 26, 1999; Decision Order No. 0993) as it affects approximately 55 hectares (135.8 acres) of land owned by Ridge Road Aggregates Inc. The lands are located on Part of Lots 18 and 19, Concession II Military Tract, Former Township of Hallowell, now in the Municipality of the County of Prince Edward.  
\*\*OMB Order 0251 dated February 9, 2004 implemented Part III, Section 2.2.6.3, Part IV, Section 9.5.2 and amendments to Schedules 'B', 'C' and 'E'.

**OPA No. 3 – George Orsborne and Gerald Maxwell (Referral #14)**

- 1) Designated 7.2 hectares (17.81 acres) of land constituting Part of Lots 8 & 9, Concession 1 Military Tract, Hallowell Ward as **Aggregate Section 9.5.3**.
- 2) Inserted new **Part IV, Section 9.5.3** in **Aggregate Designation**.

Approved by OMB: Oral Decision April 4, 2000;  
Written Decision dated April 20, 2000.

**OPA No. 4 – Point Pleasant Farms Ltd., c/o Harold and David Harrison (Referral #6)**

- 1) Inserted new **Part IV, Section 4.5.37** in the **Shoreland Designation**.

Approved by OMB April 4, 2000.

**OPA No. 5 – 1171311 Ontario Inc. (S. Weese)**

- 1) Inserted new **Part IV, Section 4.5.38** in the **Shoreland Designation** and denoted as such on Schedule 'E'.  
Adopted by County Council on October 10, 2000 – no appeals received.

**OPA No. 6 – Waring House Restaurant and Inn (Chris & Norah Rogers)**

- 1) **Rural Designation with Special Provisions, Part IV, Section 6.5.2**, for approximately 14.4 hectares (36.5 acres) of land on Part of Lots 18 & 19, Concession II Military Tract in the Ward of Hallowell.

Adopted by County Council on October 10, 2000 – no appeals received.

**Inclusive Of The Following Official Plan Amendments:**

**OPA No. 7 – Ray Kaufmann**

- 1) Amended Schedule “A”, Land Use and Transportation Plan of the Rossmore Secondary Plan from Commercial and Industrial to **Residential**.

Adopted by County Council on April 9, 2001 – no appeals received.

**OPA No. 8 - Mark and Tari Lee Hayes**

- 2) **Rural** designation for 3.5 hectares (8.6 acres) of land on Part of Lot 79, Concession 1 in the Ward of Hallowell and denote as such on Schedule “E”.

Adopted by County Council on November 12, 2001 - no appeals received.

**OPA No. 9 – Davin Corporation (Macaulay Village)**

- 1) **Secondary Plan Area** designation for 38.68 hectares (95.57 acres) of land located in Part of Lots 1 and 22, Concession 1, South East of Carrying Place, in the Ward of Hallowell and denote as such on Schedule “E”.
- 2) Amended Schedule “A1”, Land Use and Roads Plan of the Picton-Hallowell Urban Area Secondary Plan by adding a new “**Policy Area 1**” and a new “**Policy Area 2**” for lands located in Part of Lots 1 and 22, Concession 1, South East of Carrying Place, in the Ward of Hallowell.
- 3) Inserted new “**Special Policy Area – Section 3.1.7 (iii)**” and “**Special Policy Area – Section 3.2.6 (i)**” sections into Policy Area 1 and Policy Area 2 text of the Secondary Plan.

Adopted by County Council on March 24, 2003 – no appeals received.

**OPA No. 10 – Quinte’s Isle Campark**

- 1) Designated 61.0 hectares (150 acres) of land constituting Part of Lots 21, 22 & 23, Concession 1, South Side East Lake in the Ward of Athol **Shoreland Designation with Special Provisions – new Section 4.5.4.**
- 2) Deleted the provisions of the **Shoreland (OPA No. 27) with Special Provisions.**
- 3) Inserted new **Part IV, Section 4.5.4** in the **Shoreland Designations** and denote as such on Schedule “E”.  
Adopted by County Council on March 11, 2002 – no appeals received.

#### **OPA No. 11 – Peter and Nancy Fleck**

- 1) **Rural and Environmental Protection** Designations on approximately 0.66 hectares (1.6 acres) of land constituting Part of Lot 19, Concession 1, North of Black River, in the Ward of South Marysburgh.

Adopted by County Council on March 11, 2002 – no appeals received.

#### **OPA No. 12 – Black Prince Winery**

- 1) **Rural** Designation on approximately 1.82 hectares (4.49 acres) of land constituting Part of Lot 20, Concession 3, Military Tract in the Ward of Hallowell.

Adopted by County Council on June 10, 2002 - no appeals received.

#### **OPA No. 13 – Bergeron Zoo/Animal Sanctuary**

- 1) County Council had not adopted draft OPA No. 13 at the time of preparing this office consolidation of the County of Prince Edward Official Plan. Furthermore, there have been no appeals forwarded to the Ontario Municipal Board with respect to Draft OPA No. 13.

#### **OPA No. 14 – Royal Road Windfarm**

- 1) Intent is to insert **new Part IV, Section 6.5.12** in the **Rural** Designation and denote as such on Schedule “E”.

Status: Adopted by County Council on August 26, 2002 – appealed to the OMB, no decision to date.

#### **OPA No. 15 – Dor-ann Homes Ltd.**

- 1) Inserted **new Part IV, Section 6.5.13** in the **Rural** Designation and denoted as such on Schedule "E".

Adopted by County Council on June 9, 2003 – no appeals received.

**OPA No. 16 - Farm Credit Canada**

- 1) Inserted **new Part IV, Section 5.5.4** in the **Prime Agricultural** Designation and denote as such on Schedule "E".

Adopted by County Council on January 13, 2003 – no appeals received.

**OPA No. 17 – County of Prince Edward**  
**(Growth and Settlement/Service Strategy)**

A comprehensive amendment to the County of Prince Edward Official Plan (part of the five (5) year review) that reflects the recommendations and conclusions of the Growth and Settlement/Service Strategy, dated June 2003, prepared by a consultant team headed up by Bousfield, Dale-Harris, Cutler & Smith Inc. on behalf of the Corporation of the County of Prince Edward. See OPA No. 17 for the details of the textual and mapping amendments.

\*\* Adopted by County Council on June 23, 2003. Majority of OPA No. 17 was deemed to be in affect on July 29, 2003. Ontario Municipal Board approved a settlement between Lewisville Drive Ratepayers and the County of Prince Edward with respect to **Part IV, Section 1.1.6** and **Schedule "2"** of the **Wellington Urban Centre Designation**.

**OPA No. 18 – St. Lawrence Steel & Wire (James McClelland)**

- 1) Intent was to amend Schedule 'A1', Land Use and Roads Plan of the Secondary Plan of the Picton-Hallowell Urban Area from Policy Area 6 to **Special Policy Area 6**.
- 2) Intent was to insert new Section 3.6.7 (i) in Policy Area 6.

**Denied** by County Council on August 25, 2003 and not appealed to the Ontario Municipal Board.

**OPA No. 19 – Peter Wheeler**

- 1) **Hamlet** Designation on approximately 1.45 hectares (3.6 acres) of land constituting Part of Lots 27 & 28, Concession 1 NBR, in the Ward of South

Marysburgh.

Adopted by County Council on September 8, 2003 – no appeals received.

**OPA No. 20 – Rosemary Anderson – Lot 8, Conc. 3 M.T., Hallowell Ward –**

Closed.

**OPA No. 21 - Shirwill Holdings (Mark Henry) - Approved**

- 1) Inserted **new Part IV, Section 5.5.5** in the **Prime Agricultural** Designation and denoted as such on Schedule “E”.

Adopted by County Council on April 13, 2004. No appeals received.

**OPA No. 22 – Cleave Management and Investment Services –**

- 1) Redesignation from Policy Area 1 and Policy Area 4 those lands shown by tone and identified on Schedule ‘1’ to Special Policy Area 4.

**OPA. No. 23 - Frank Miron – Indian Island (No Progress – Closed)**

**OPA No. 24 – Gloria Hart – Athol Ward – Appealed/Denied**

**OPA No. 25 – Gordon House & Val Broughton - Approved**

**OPA No. 26 - Douglas Crawford Wilson & Carol Ann Wilson - Approved**

- 1) Redesignate from Shore Land with Special Provisions (Section 4.5.11) to Shore Land with Special Provisions (section 4.5 40) approximately 3.9 hectare (9.75 acres) subject lands designated as Shore Land and constituting Part of Lot 5 & 6, Conc. 1 NWWL, Ward of Hallowell.

Adopted by Council February 13, 2006.

**OPA No. 27 – Loblaws (No Frills) – Approved**

- 1) Redesignate approximately 3.86 hectares (9.5 acres) of land on Schedule “A1” Land Use and Roads Plan for the Secondary Plan for the Picton-Hallowell Urban Area from Policy Area 8 – Section 3.8.8(i) and Policy Area 8

to Policy Area 8 (Section 3.8.8(i).

OMB Decision – August 16, 2006

**OPA No. 28 – Bowker Farms - Withdrawn**

**OPA No. 29 - Brauer Winery & Banquet Centre – Ameliasburgh Ward – (Deferred)**

**OPA No. 30 - County of Prince Edward – MDS - Approved**

**OPA No. 31 – Don Hackett Collision Services Ltd. & Hackett Brothers Holding Ltd.**

- 1) Redesignate an area of 0.8 hectares (2.0 acres) from Commercial to Commercial with Special Provisions on Schedule 'A', Land Use and Transportation Plan in the Rossmore Secondary Plan.

Adopted by Council May 14, 2007 (Rossmore Secondary Plan)

**OPA No. 32 - Rebecca Carson – Pt. Lot 25 & 26, Conc. Bayside North Marysburgh**

- 1) Create site specific Amendments to Part V (The Division of Land), Part IV Section 5 of the County of Prince Edward Official Plan (Prime Agricultural Designation) and Part IV Section 4 of the County of Prince Edward Official Plan (Shore Land Designation).

Adopted by Council July 26, 2007

**OPA No. 33 - Sandbank Homes – Lot 201, Plan 8 Wellington - Approved**

**OPA No. 34 – Rosemary Anderson (Home Hardware – Lot18, Conc. 3 MT Hallowell**

- 1) To amend Schedule 'E' Land Use Designations for the County Official Plan to add notation 1.1.8
- 2) To amend the text for Part IV, Section 1.1.2 (Land Use Designation Policies)
- 3) To amend Schedule A1 (Land Use and Roads Plan of the Secondary Plan for the Picton-Hallowell Urban Area
- 4) To add section 3.8.8 to Section 3.8 (Special Policy Areas) to the Secondary Plan for Picton-Hallowell Urban Area.

Adopted by Council July 26, 2007

**OPA No. 35 – Picton Water Pollution Control Plant – County of Prince Edward**

**CLOSED.**

**OPA No. 36 – Waupoos Island (Fleugel & Rowan) - Lots 1 to 7 North Marysburgh**

**OPA No. 37** – County of Prince Edward – Conc. 2 MT, Lot 22 Hallowell  
Household Special Waste Transfer Site

**OPA No. 38** - Wellington on the Lake Golf course (Extension) – Conc. 1, Lot 8,  
Hillier

**OPA No. 39** – Colonel By Inn Ltd. (Former OPP Station) – Lot 16, Conc. 2 MT  
Hallowell

**OPA No. 40** - Country Club Investments – Kevin Whalen, Wellington – Pending

**OPA No. 41** – Shirwill Holdings Limited, Part Lots 7&8, Conc. 1 NWWL, Hallowell  
Ward OMB Approved

**OPA No. 42** – Charles & Arline DeBourbon, 1341 Wilson Road, Hallowell – Denied

**OPA No. 43** – Skypower Corporation – Sophiasburgh Ward – Pending

**OPA No. 44** – Judy, Jim, Robert Plomer – Pt Lot 23 & 24, Conc RPEB, South  
South Marysburgh Ward – Pending

**OPA No. 45** – Prince Edward Winery Policy – Approved

**OPA No. 46** – Steward O’Brien – Part Lot 62, Conc. 2 Ameliasburgh – Approved

**OPA No. 47** – Urban Design Guidelines Policy - Approved

**OPA No. 48** - 2000307 Ontario Inc., 956343 Ontario Inc. (Isaiah Tubbs Resort)  
Pt Lots 5, 6 & 7, Conc. 1 SSWL, Hallowell - Approved



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Appendix 'B'    Imperial - Metric Conversion Table

## **List of Schedules**

- A - Environmentally Sensitive Areas
- B - Environmental Constraints
- C - Transportation and Services
- C1 - Service Area of Consequon
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## **Secondary Plans**

- Picton - Hallowell Urban Area
- Wellington
- Rossmore

## **I**            **INTRODUCTION**

### **1.0**        **PURPOSE AND SCOPE**

The County government has prepared this Official Plan, which applies throughout Prince Edward County. Local municipal councils have been involved in its preparation and extensive public input has been sought and received. The County Council believes that this Plan reflects community values and aspirations for the future. It is intended that this Official Plan will guide all development activities in the County over the planning period to 2021, and will strategically direct County initiatives and programs.

### **2.0**        **INTERPRETATION**

#### **2.1**        **General**

This Plan provides a long range development framework to guide the future growth of the County of Prince Edward. It is intended that amendments to the Plan shall be required only where major changes to the broad land use pattern and development policies become necessary as a result of changing circumstances. In determining whether or not an amendment to the Plan is required, special regard shall be had to the policies of each land use category of the land use policies and to the Vision Statement.

#### **2.2**        **Secondary Plans**

Three Secondary Plans have been adopted by County Council and approved by the Minister of Municipal Affairs (and Housing) as amendments to the previous Official Plan for the County of Prince Edward Planning Area. These Secondary Plans are for the Picton-Hallowell Urban Area, Village of Wellington and the Hamlet of Rossmore. These Secondary Plans shall remain in full force and effect and shall continue to form part of the Official Plan for the County of Prince Edward. Development of areas affected by these plans shall be guided by the land use policies of the respective Secondary Plan as well as the overall intent of this Plan. Comprehensive amendments to the Secondary Plans may be required in order to ensure that certain policies or section numbers within the Secondary Plans are consistent with this Plan. The policies of this Plan shall take precedence over those of any Secondary Plan.

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**2.3 Land Use Boundaries and Roads**

It is intended that the boundaries of the land use designations shown on Schedule 'E' be considered as approximate and absolute only where bounded by roads, railways, rivers, lakes, or other similar clearly defined physical features. Amendments will not be required in order to make minor adjustments to the approximate land use boundaries or the location of roads, provided the overall intent of the Plan is preserved.

**2.4 Lot Criteria**

Amendments to this Plan will not be required for any minor variation from the minimum lot criteria of this Plan providing that the intent of the Plan is maintained.

Where development is to proceed by plan of subdivision, every effort shall be made to achieve the minimum lot area and frontage requirements of the appropriate designations. However, it is realized that in some instances that a subdivision design, in order to achieve the most efficient lot configuration, may not be able to meet these minimum requirements. Variances from these minimum requirements may be considered where they are minor and of a technical nature.

**2.5 Accessory Uses**

Wherever a use is permitted in a land use classification it is intended that uses, buildings or structures normally incidental, accessory and essential to that use also be permitted.

**2.6 Jurisdiction**

In this Plan the term "the Municipality" means the Corporation of the County of Prince Edward and reference to "Council" means the Council of the County of Prince Edward.

**2.7 Subsequent Legislation**

Where a Provincial or Federal Act, or section thereof, is referred to in this Plan, it is intended that such references be interpreted to include any subsequent legislation that may replace the specified Act.

**PART I - INTRODUCTION**



## **2.8 Measurements**

All measurements in this Plan are in the metric form and it is the intent of this Plan that the metric format be utilized in the preparation of the implementing zoning by-laws. Attached as Appendix 'C' to this Plan for reference purposes only, is a table which provides the imperial equivalents to the metric measurements which are frequently referenced in this Plan.

## **2.9 References**

Any reference made in this Plan to an Official Plan Amendment Number, applies to the specific amendment number to the Original Official Plan for the County of Prince Edward.

Any policy in this Plan which requires the approval of or consultation with a specific Provincial plan review agency such as the Ministry of the Environment, or the Ministry of Natural Resources, shall generally mean the approval of the appropriate Approval Authority.

## **3.0 GLOSSARY OF TERMS**

The following is a glossary of terms which is intended to assist the reader in interpreting the contents of the Plan. Not all the terms are defined. Where a term is defined in an Act or a policy statement, that definition shall form the basis of interpretation.

### **3.1 Agriculture**

Agriculture means the use of land, buildings and structures for the purpose of field crops, orchards, vineyards, livestock, poultry production, nurseries, greenhouses, apiaries, mushrooms, aquaculture, horticulture, silviculture or other farming activities including the growing, raising, packing, treating, processing, marketing, selling, sorting or storage of locally grown products, the storage, disposal or use of on-site generated organic recyclable material (wastes) for farm purposes and any similar uses customarily carried on in the field of general agriculture.

### **3.2 Bed and Breakfast Establishment**

Consists of a single detached dwelling in which the owner and operator who occupies the dwelling provides no more than three guest rooms for

## **PART I - INTRODUCTION**

the temporary accommodation of the travelling public. Bed and Breakfast establishments may offer light meals to the residing guests.

### **3.3 Communal Services**

For the purposes of the Plan, "communal services" mean those sewage works, sewage systems and water works to be approved, or approved under Sections 52 and 53, Ontario Water Resources Act RSO 1990, or those under Part VIII, Environmental Protection Act RSO 1990 for the common use of more than five units of full-time or seasonal residential or industrial/commercial occupancy or other occupancy as determined by M.O.E.

### **3.4 Environmental Evaluation**

Refers to an assessment of the impact on the environment that may be expected from a proposed development concept. The evaluation will include an inventory and description of a site's physical characteristics that will be affected or that might reasonably be expected to be affected directly or indirectly. The evaluation will determine the appropriateness of the development or alternatively identify actions that may be required to prevent, change, mitigate, remedy and monitor the effects upon the environment by the proposed development. The terms of reference for an environmental evaluation shall be identified by the County together with the appropriate government agencies. An Environmental Impact Study (E.I.S.) as outlined below may be required to complete the evaluation.

### **3.5 Environmental Impact Study (E.I.S.)**

Required by Council and the Ministry of Natural Resources to be completed for land adjacent to Provincially Significant Wetlands as outlined in the Implementation Guidelines for the Wetlands Policy Statement of the Provincial Government. Environmental Impact Studies differ in scope, and the type and extent of the E.I.S. required will be determined in consultation with the Ministry of Natural Resources.

### **3.6 Farm Consolidation**

Means the merging of two contiguous properties in a single property under the same ownership and may also include properties which are owned by the same property owner but are not contiguous.

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**3.7 Home Business**

Means a use accessory to a dwelling unit, established for gainful employment and involving the manufacture, provision or sale of goods and/or services.

**3.8 Hydrogeological Study**

Means a study to determine the capability and supply of potable groundwater, to assess the impact of private sewage disposal systems on ground water quality and to analyze the physical ability of the soils to support the proposed development. Guidelines of the local Health Unit and the Ministry of the Environment shall be adhered to in the preparation of such studies.

**3.9 Infilling**

Means the development of (a) new residence(s) between two houses and/or vacant residentially zoned lots of record existing as of the date of passage of this Plan, which are located on the same side of a public road or an existing private right-of-way in the Shore Land designation which are separated by a required distance outlined in the appropriate land use designation of this Plan.

**3.10 Leasehold Development**

Means a development on a landholding which the developer owns by freehold and on which is conveyed more than one lease for the occupancy of part of the landholding.

**3.11 Mutual Driveway**

Means an entrance which is located on a public road in front of a lot line shared between two properties and is used for access from the public road to both properties. The mutual driveway shall be designed such that the common use portion of the driveway is on the road allowance with laneways diverging from the road allowance boundary to each of the individual properties. A private right-of-way from the public road allowance to one of the lots shall not constitute a mutual driveway.

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**3.12 Public Roads**

Means a road which qualifies for Provincial subsidies, affords the principal means of access to an abutting lot and which is dedicated, assumed and maintained year-round by the County, or the Province; or a road within a registered plan of subdivision for which a subdivision agreement has been entered into but which road will not be assumed until the end of the maintenance period outlined in the subdivision agreement.

**3.13 Servicing Options Investigation**

Refers to a report which outlines the most appropriate method of servicing a proposed development with potable water and sanitary sewage disposal facilities. The report will evaluate the long term impacts of each of the servicing options (i.e. full communal, partial communal, full private) on the basis of their cost, quantity and quality of groundwater resources, and the assimilative capacity of the groundwater or surface water to absorb effluent without adversely impacting the natural environment. The terms of reference for the servicing options investigation report shall be identified by the County in conjunction with the Ministry of the Environment.

**3.14 Shoreland Management Plan**

Shoreland management plans set development capacities for inland lakes to prevent ecological impairment. These should be developed in consultation with municipalities adjacent to the same lake system, the local Conservation Authority, government agencies, and the affected public. In setting the acceptable level of development, the shoreland management plan should account for existing and future environmental and social issues.

**3.15 Storm Water Management Study**

Determines an area's drainage requirements including proposals for the provision of storm water quantity and quality control facilities, assessment of downstream impacts on receiving watercourses from storm water management facilities, and proposals and/or design details for mitigating any adverse impacts, including best management practices. Guidelines of the applicable agencies, including the local Conservation Authority, Ministry of Natural Resources, Ministry of the Environment and appropriate road authority, shall be adhered to in the preparation of such studies.

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### **3.16 Subwatershed Plan**

Subwatershed plans provide important information to the land use decision-making process for the use and management of water and land that compatibly integrate natural systems with changing land uses. Subwatershed plans should reflect the goals of the watershed plan (if there is one), but are tailored to tributary needs and local issues, and provide detailed guidance on site-specific water resource planning issues. Subwatershed plans should be developed in consultation with the Subwatershed municipalities, the public, the local Conservation Authority, and the appropriate government agencies.

### **3.17 Sustainable Development**

Means development that meets the requirements of the present without compromising the ability of future generations to meet their own needs.

### **3.18 Waste and Waste Disposal Site**

Waste and waste disposal sites are defined in accordance with the Environmental Protection Act RSO 1990 as follows:

Waste includes ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse and such other wastes as are designated in the regulations (Regulation 347 Revised Regulations of Ontario 1990).

Waste disposal site means any land or land covered by water upon, into, in or through which, or building or structure in which, waste is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of waste.

Examples of Waste Disposal Sites shall include but not necessarily be limited to:

- i) municipally or privately licensed, owned and operated landfill sites;
- ii) transfer stations as well as processing and composting sites;
- iii) municipally or privately owned sewage lagoons and sewage treatment plants; and

- iv) bioremediation sites such as soil farms which recycle wastes using biological means.

Farm fields upon which manure, kiln dust and other treated or non-treated wastes that meet MOE standards are spread will not constitute a waste disposal site for the purpose of this Plan. MOE shall consult with Council prior to issuing certificate of approvals so that Council may be informed of the proposed extent, location and nature of these uses and have some input as to their appropriateness in the County.

### **3.19 Watershed Plan**

A Watershed Plan is developed co-operatively by the local Conservation Authority, government agencies and other stakeholders to manage the water, land/water interactions, aquatic life and aquatic resources within a watershed. A watershed plan should provide a broad understanding of ecosystem function and status, and thus set the stage for the undertaking of smaller scale subwatershed management plans. A watershed is comprised of component subwatersheds.

### **3.20 Existing Lot of Record**

Means a parcel of land under distinct and separate ownership from abutting lands that was in existence on or before October 23, 2006.

## **II A VISION FOR PRINCE EDWARD COUNTY**

### **1.0 INTRODUCTION**

- 1.1 The Vision Statement provides the context or framework within which the long range planning of the County should occur. It sets out the characteristics of Prince Edward County which make it a special place to live and visit and provides an image of the County that is desired for the future.
- 1.2 In planning for the future, the County has taken stock of its past and present, as well as the economic and social trends which are occurring in the Province. Detailed background studies were undertaken and focus sessions, questionnaires and public meetings were held to determine the type of community desired in the future.
- 1.3 To be successful in planning for the community, the County intends to build on its strengths while addressing its weaknesses.
- 1.4 The Vision will identify and direct strategies and planning policies of the Official Plan to influence positively the economy of Prince Edward County. All growth, by way of development and redevelopment in all sectors of the County economy, will be encouraged within the context of the Vision.

### **2.0 VISION STATEMENT**

#### **2.1 A Special Place**

- 2.1.1 Prince Edward County is a special place. In its entirety, it is a representation of centuries of human life. It has been occupied since pre-historic times, first by native people and then by settlers of European descent with the arrival of French fur traders and missionaries and later, the United Empire Loyalists in 1784. As such, it is one of the old est. areas of settlement in the Province and is believed to be an area of high concentration of archaeological remains. Much of the County's built heritage dates from the early nineteenth century and is relatively unchanged due to the isolation of the area. The stock of buildings that remains constitutes a valuable record of the architectural history of Ontario. Several County communities exhibit streetscapes, which are relatively untouched by change. Hamlets such as Milford and Consecon illustrate many aspects of nineteenth century urban life. Beautiful tree-

lined country roads connect these settlements, winding past a wealth of historic rural properties and breathtaking vistas.

- 2.1.2 Complementing the historical features of the County is the fact that its boundaries are defined by water. The County's lengthy indented shoreline consists of a variety of features ranging from limestone bluffs to sand dunes and beaches. Much of this shoreline remains undeveloped.
- 2.1.3 In the future, Prince Edward County will be a tranquil and beautiful place to live and visit. It will be unique from most parts of the Province because of its combination of natural beauty, heritage and rural charm. These special attractions will have been properly preserved and enhanced over the years by the people of Prince Edward County.
- 2.1.4 The County we envisage will continue to have the social and cultural values that have evolved through time; a community spirit, a sense of belonging, a tradition of self-reliance, social responsibility, sharing, neighbourliness and an appreciation of heritage and culture. This special community and lifestyle will have been preserved through new economic opportunities.

## **2.2 Environmental Resources**

- 2.2.1 As a result of increased environmental awareness and the desire for linking economic growth with environmental sustainability, the management and preservation of the County's natural resources will play a prominent role in the evolution of the community.
- 2.2.2 Important wetlands, floodplains, areas of natural and scientific interest, fisheries and wildlife habitat, agricultural land, aggregate reserves, valleys, cliffs, escarpments and woodlands will be managed and protected since these natural constraints, resources and attractions are an important part of what makes the County special and unique.
- 2.2.3 The environmental health of the community will be improved in the future through such programs and services as the Bay of Quinte Remedial Action Plan to restore the water quality of the Bay of Quinte, the protection of shorelines and beaches, storm water management, the prohibition of polluting industries, reforestation programs, landscape plantings along the Loyalist Parkway, a County-wide strategy for the disposal of solid waste and new technologies for private water and sewer services.

## **PART II - A VISION FOR PRINCE EDWARD COUNTY**



- 2.2.4 Aggregate reserve areas will be protected across the County to serve future needs, in locations where the aggregate extraction will be compatible with adjacent uses and accessible to major haul routes. Once mined, these areas will be rehabilitated to appropriate uses that are in keeping with surrounding land uses.

### **2.3 Growth Pressures**

- 2.3.1 Prince Edward County is expected to experience an increased rate of growth over the period of the Plan. Growth will occur due to a number of factors, including the movement of professional people to the County in order to operate businesses (often using telecommunications technology), the movement of seniors and empty nesters to the County from large urban areas, and the attraction of people working in Belleville and Quinte West. The County's population is anticipated to increase by some 7,000 people over the period of the Plan, reaching a total of about 32,000 by the year 2021.
- 2.3.2 Full municipal water and sewer services are available only in the Picton Urban Centre and the Wellington Urban Centre. It will be necessary to upgrade water and sewer services to accommodate anticipated growth in Picton. Municipal water services are currently provided to the Villages of Bloomfield and Rossmore, to the Hamlet of Consecon, and to portions of the Hamlets of Ameliasburgh and Carrying Place. Within these five communities, water services may be extended to serve existing developments and anticipated growth, however, the introduction of municipal sewer services is not anticipated over the timeframe of the Plan.
- 2.3.3 In anticipating the pressures for growth, careful planning and decision-making will ensure that the unique and special characteristics of the County are not lost in order to accommodate the growth pressure.

### **2.4 Settlement Patterns**

- 2.4.1 Picton will continue to be the "Hub" of Prince Edward County, the primary urban centre of commerce, government and other institutions. It will also be an important tourist draw because of its beautiful harbour, historical attractions and arts and cultural festivals.
- 2.4.2 Wellington will function as a secondary urban centre within the County. It will provide opportunities for new residential development, tourism facilities related to the harbour and lakefront, and local-serving commercial

and employment uses, as well as providing tourism facilities related to the harbour and lakefront.

- 2.4.3 The Villages of Bloomfield and Rossmore will function as local service centres. As well, Bloomfield will include tourist-oriented commercial facilities. The Villages are serviced by municipal water systems and private sewage disposal systems.
- 2.4.4 The Hamlets of Consecon, Ameliasburgh, Carrying Place, Milford, Cherry Valley, Waupoos and Demorestville will continue to function as local service centres. Consecon, Ameliasburgh and Carrying Place are serviced by municipal water systems and private sewage disposal systems, while the other Hamlets are serviced by private wells and private sewage disposal systems.
- 2.4.5 Community services such as schools, churches and libraries will be encouraged to locate in the Urban Centres, Villages and Hamlets. Major County-oriented services and facilities, such as the hospital, will be encouraged to locate in Picton and Wellington.
- 2.4.6 Considerable pressure has been exerted on the northern portion of the County for residential development for residents working outside the County. In the future, the County will endeavour to balance economic growth by actively encouraging commercial and industrial development in appropriate areas to offset dormitory residential development.
- 2.4.7 Redevelopment activities in the County will result in the on-going restoration of the historic building stock and there will be more emphasis on architecturally blending the "new" to reflect the "Old " when developing new projects.
- 2.4.8 New settlement in the County will be planned to avoid future servicing problems since it is well known that groundwater and bedrock are problematic in the County.
- 2.4.9 Linear and/or strip development will be prevented, particularly between existing settlement areas, and especially between the communities of Picton, Bloomfield and Wellington.
- 2.4.10 Settlement in the rural areas will maintain the quality, diversity and character of the rural landscape, will be directed away from agricultural

## **PART II - A VISION FOR PRINCE EDWARD COUNTY**

and aggregate areas and will not create an overcrowded and suburbanized countryside.

## **2.5 Economic Development**

- 2.5.1 Employment opportunities will be provided through a balance of agriculture, tourism, service and light industry, in areas designated and determined to be best suited for each economic sector. A well-rounded, vibrant community with economic opportunities for people of all ages will be achieved in Prince Edward County. It is Council's intention to aggressively market the County as a location for business in order to retain and attract young people to the County.
- 2.5.2 The County of Prince Edward will foster a climate for innovative economic opportunities, with cooperation among members of the community and all levels of government. More non-residential taxable assessment will be promoted to lessen the tax burden on existing and future residents. County businesses will be encouraged to establish and expand since these are a generator of local employment.

## **2.6 Agriculture**

- 2.6.1 In the future there will continue to be a distinct rural component to the County. Businesses, which support the agricultural sector by adding value to farm products, will be encouraged and there will be an emphasis on marketing local agricultural products such as cheese, fruits and vegetables.
- 2.6.2 New agricultural products will be developed through research and development efforts that will help sustain the viability of the agricultural industry in the County.
- 2.6.3 Farm activities will be protected from incompatible encroaching development. The County acknowledges the role that the Provincial Act to Protect Farming and Food Production or its successor legislation may have in the County's agricultural areas.
- 2.6.4 Prince Edward County has a long history of agriculture, with it being the mainstay of the economy for centuries. The Official Plan recognizes external pressures on the agricultural sector and supports new economic opportunities and initiatives related to the long-term sustainability of agriculture, and in particular, to the enhancement of locally-grown and

locally-made products. As with other regions, market and economic factors have resulted in changes in the local agricultural sector. Viticulture is now one of the top agricultural industries in the County. By 2008 over 700 acres of vines had been planted, there were 17 wineries in the County and several more anticipated in 2009. Ongoing planting and investments in viticulture and wineries continue. This has resulted in a variety of small production wineries producing high quality wines from local vineyards consistent with the County's commitment to the promotion and enhancement of locally-grown and locally-processed farm products.

The practice of viticulture and associated wineries are recognized as an important and rapidly growing agricultural activity in the County that contributes to the long term sustainability of the agricultural sector.

As Prince Edward County matures as a recognized wine producing region, land use policies are needed to support and guide the development of this important part of the agricultural land use and economy of the County.

It is therefore a goal of this Plan to promote the practice of viticulture and the establishment of wineries in the County.

## **2.7 Tourism**

- 2.7.1 There will be a strong tourist demand in the future for the natural, historical and cultural attractions of the County. The protection and enhancement of the area's natural, historical and cultural attractions and related circulation corridor will be the focus of the County's successful tourism strategy. Tourist accommodation and support services will be expanded to complement and enhance the attractions of the County.
- 2.7.2 The key communities in providing tourism attractions and services will be Wellington, Bloomfield, Picton, Consecon, Ameliasburgh, Lake-on-the-Mountain, Waupoos, Milford, Cherry Valley and West Lake. Community improvement projects will help these areas recognize and promote tourism. Any development projects in these areas must conform to the policies of this Plan; in particular those found in Part III, Section 1.4.
- 2.7.3 Linking these settlement areas are transportation corridors, the most significant being the Loyalist Parkway, along which attractions and accommodations are located. Other examples include the East and West Lake areas along County Road 12 and 10, and County Road 13 between

## **PART II - A VISION FOR PRINCE EDWARD COUNTY**

Waupoos and Milford. Walking and cycling trails will also be established to link tourist attractions.

- 2.7.4 The tourism accommodation sector in the County will become slightly more upscale than in the past to reflect market demands. This will be fostered through the construction of new full service roofed accommodation resorts and through bed and breakfast establishments.
- 2.7.5 There will be more coordination and professionalism in marketing and promoting tourism in Prince Edward County. The market potential will expand, becoming more year round in nature and specialized.
- 2.7.6 An increased number of recreational facilities and opportunities including golf courses, walking, cycling, skiing and snowmobile trails will help service the leisure needs of the tourists and residents of the County.

## **2.8 Commerce & Industrial**

- 2.8.1 The commercial service sector comprised of community, business and personal services will be encouraged to expand and diversify. Major County-serving commercial services will be directed to Picton and Wellington.
- 2.8.2 A diverse, high quality and innovative service industry making full use of new technology will be established in the County.
- 2.8.3 Major employment uses will be encouraged to locate on lands designated for such purposes within Picton, Wellington and Rossmore.  
  
Industrial/employment land with full municipal services will be provided in Picton and Wellington. Restricted light industrial/employment land on municipal water services and private sewage disposal systems will be provided in Rossmore. The County will support the redesignation of additional lands for industrial/employment purposes within or adjacent to settlement areas if required in order to accommodate the land needs of major employment uses.
- 2.8.4 The integrity of major transportation corridors and facilities which move goods, services and people such as Highway 49, Picton Airport, Mountain View Airport and Picton's deep water port will be protected and promoted.

## **2.9        Social Needs**

- 2.9.1        Prince Edward County will be a healthy community, which strives for a high quality of life for all of its citizens. While it is believed that the County will offer an attractive location for retirees and elderly people, it is also hoped that the County will be the home to many younger people including children, teenagers and young adults.
- 2.9.2        The mental and physical health of the County's residents will depend upon the effective delivery of:
- a)        professional health care services (i.e. medical doctors, optometrists, dentists, emergency care and the hospital);
  - b)        affordable housing (rental and ownership) for people of all ages and levels of independence (single detached homes, home sharing, nursing homes, homes for the aged, etc.);
  - c)        health and community services including those that rely greatly on the efforts and donations of volunteers from within the community (i.e. meals on wheels, Alzheimer Society, home care, Big Brothers/Big Sisters etc.);
  - d)        education that provides skills for healthy living, leadership development and self-fulfillment including employment opportunities within the County;
  - e)        recreational programs and events that encourage physical activity, social interaction and an appreciation of the County's culture and heritage.
- 2.9.3        Health care, social services and recreational programs within the County will be community based, accessible and affordable. The Picton Urban Centre will serve as a base for the administration and distribution of health services.
- 2.9.4        It is intended that the people of the County will be caring about the environment, caring about each other and responsible for their own well-being.

## **2.10 Linkages**

- 2.10.1 The transportation and servicing networks constitute the linkages within which County residents and visitors will live, work and play. It will be an ongoing goal to minimize the time, distance, economic and energy costs of movement for persons and goods within the County.
- 2.10.2 Individual, private modes of transportation will continue to be relied upon in the future, with public and rail transportation being provided between the main settlement areas and communities north of the County.
- 2.10.3 The integrity of the existing Provincial and County Road networks shall be maintained and upgraded, and integrated with cycling and walking routes as much as possible.
- 2.10.4 The County will provide an attractive environment for cyclists because of its well-planned trails, facilities, attractions and suitable terrain. The beautification of tourist roads, including the Loyalist Parkway, will be undertaken and more picnic and viewing areas provided.
- 2.10.5 Former railway lines and rights-of-way shall be maintained in public ownership and control for the purpose of possible future use for linear recreational trails or transportation networks.
- 2.10.6 The integrity of the existing airports in the County will be maintained as they provide important linkage opportunities on a national and international scale for the economic development of the County.
- 2.10.7 Within built-up areas, emphasis will be placed on designing facilities that encourage walking and the use of public transportation. Walking trails that connect shoreline areas, valleys, existing parks or other important physical or man-made features will be developed wherever possible.

## **3.0 CONCLUSION**

- 3.1 The County is committed to realizing this Vision for the future. A strategic and proactive Official Plan will help to achieve this ideal community. The Vision is attainable because it is based upon building from the current strengths of the community, while recognizing its weaknesses. The Vision will help the County in guiding and assessing land use changes and development trends in the future.

- 3.2 The general public will be more acutely aware of planning matters and will actively participate in the review of development proposals and in the update and review of this Plan in the future.



### **III GENERAL DEVELOPMENT STRATEGIES**

#### **1.0 ENVIRONMENTAL/RESOURCE MANAGEMENT**

##### **1.1 General Strategies**

- 1.1.1 The County adopts the principle of sustainable development through land use planning to ensure a high quality of life for County residents, to maintain the desirability of the County to visitors and investors and to avoid the costly environmental mistakes that have been made in the past. A primary planning principle is to avoid further damaging any component of an ecosystem that could result in the need for remedial works.
- 1.1.2 In planning to protect and manage environmental resources, the County will apply the ecosystem approach, which takes into account an area's relationship to the surrounding environment and its links with other resources. The ecosystem approach recognizes the reliance of communities in Prince Edward County and all aspects of the County's economy - agriculture, tourism and business - on a healthy environment including clean air, land and water, renewable and non-renewable resources and natural areas and wildlife. The environmental features are also an essential component of the County's landscape and identity, providing an important "sense of place" to residents and visitors.
- 1.1.3 Council will encourage the participation and cooperation of other public authorities, private individuals and organizations in protecting and restoring the environmental resources in the County. The integrity of the County's natural ecosystem needs to be maintained by preventing unacceptable levels of pollution of the air, land, surface and ground water. In this regard, Council recognizes that the Official Plan alone cannot guarantee the environmental health of the community, that private stewardship of land, incentive programs, and community based actions, and public education will go even further in the proper management of the environment.
- 1.1.4 The environmental and resource management strategies will address ecosystem objectives. Environmentally Sensitive Areas are shown on Schedule 'A' and policies to manage these areas are provided. Reforestation strategies are encouraged as a vital resource management tool. This Plan supports the Bay of Quinte Remedial Action Plan and the undertaking of remedial works to restore the Bay water quality. The environmental quality of inland lakes is to be addressed through a Lake Management Plan process.
- 1.1.5 The Plan recognizes environmental constraints on Schedule 'B' such as aggregate reserves and escarpments. These areas require special review

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

considerations as described in the Plan policies. Strategies for "solid waste management" and energy conservation are also provided to direct the future actions of the County and its citizens regarding these issues.

- 1.1.6 Schedule 'E' of the Official Plan describes all wetlands, organic soils and areas prone to flooding, erosion or poor drainage as Environmental Protection areas. The Plan also addresses concerns about the quality of ground water supplies and stormwater management.

## **1.2 Environmentally Sensitive Areas**

- 1.2.1 The approximate location and extent of Environmentally Sensitive Areas are identified on Schedule 'A'. Environmentally Sensitive Areas include Areas of Natural and Scientific Interest (ANSIs) Life Science and Earth Science Areas, bird nesting areas, fisheries, deer wintering areas and recharge areas. Environmentally Sensitive Areas are important elements of the County ecosystem and require proper conservation and management techniques to maintain the environmental health of the County for the following reasons:

- a) Areas of Natural and Scientific Interest (ANSIs) are areas of land and associated waters that best represent Ontario's geological and biological history and diversity. There are 2 broad categories of ANSIs - earth and life science areas. Earth Science ANSIs include natural and non-modified areas that contain the best available examples of characteristic rock, fossil and landform features in Ontario. These features are the result of thousands of years of geologic processes and as such, represent the province's geologic history and diversity. Life Science ANSIs are natural areas that contain fine examples of the variety of biological landscapes, communities, plants and animals found within 13 natural regions of the province. Together, these areas feature both typical and representative natural landscapes, as well as unique communities and special areas that support rare, threatened and endangered species.
- b) Blue Heron Rookeries and Osprey Nesting Sites are undisturbed sites used year after year for the rearing of young. This established habitat is necessary for the continuation of these significant species.
- c) All waterbodies in Prince Edward County, including the Bay of Quinte, Lake Ontario, inland lakes and creeks contain significant fisheries habitat, including important spawning, nursery and feeding areas. The near shore areas, nursery habitat and water quality of these waterbodies must be protected and managed to assist in

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

ensuring the long-range health of the fish population. A healthy fish population is important to local fishermen who rely on the fish for a source of income, and to the tourist and service industry, which caters to recreational fishermen.

- d) Recharge Areas are areas where water enters the groundwater system. The level to which water rises in a well due to hydrostatic pressure is at its highest in the aquifer. Future development in the regional County recharge areas should be restricted to types, which will not produce any contamination of groundwater supplies.

- 1.2.2 Environmentally Sensitive Areas require that proper management practices be incorporated in order to protect the resource feature or species for future generations. Owners of land denoted as an Environmentally Sensitive Area are encouraged to be good stewards of the land and to cooperate with provincial agencies in the implementation of resource management practices.
- 1.2.3 The County will monitor the health of Environmentally Sensitive Areas on a regular basis. Indicators of change such as loss/gain of habitat and water quality will be documented with the assistance of provincial agencies. The Environmental Features Background Report prepared for this Official Plan will be updated every five years.
- 1.2.4 New Environmentally Sensitive Areas may be incorporated onto Schedule 'A' by the County through an amendment to the Plan.
- 1.2.5 It is intended that Environmentally Sensitive Areas be conserved and protected to the greatest extent possible, including public ownership if feasible. Where development is proposed on or adjacent to an Environmentally Sensitive Area, alternative locations for the proposal should be fully explored. Agricultural activities are not subject to this policy.
- 1.2.6 All applications for development on or adjacent to an Environmentally Sensitive Area shall be subject to:
  - a) an investigation of alternatives to the development in the proposed location, to the satisfaction of the County;
  - b) review and consultation with the appropriate provincial agency for comment regarding the resource potential and to ensure that the impact of the development is minimized;
  - c) the submission of an Environmental Evaluation if deemed required by County Council or any government agency;

### **PART III - GENERAL DEVELOPMENT STRATEGIES**

- d) consideration and appropriate utilization of development control techniques such as: holding symbol; zoning; site plan control; parkland dedication; and subdivision or other agreements to preserve and supplement existing resources; and
- e) shall be considered according to the underlying and adjacent land use designations as identified on Schedule 'E' of this Plan.

1.2.7 The County acknowledges the historical existence of a road or trail along the Pleasant Bay Coastal Bar, which was used to access Alexander Island (Island Point).

### **1.3 The Bay of Quinte Remedial Action Plan**

1.3.1 The Bay of Quinte has been identified by the International Joint Commission as a Great Lake area of concern. The Bay of Quinte extends from the Murray Canal to the eastern limits of Adolphus Reach. The Bay water quality impairment is related to four problems: eutrophication; bacteriological contamination; persistent toxic contaminants; and destruction of fish and wildlife habitats.

1.3.2 The County of Prince Edward supports the Remedial Action Plan to restore and enhance the ecosystem of the Bay of Quinte. In doing so, the County of Prince Edward will:

- a) designate all wetlands in the Bay of Quinte ecosystem on Schedule 'E' of this Plan for their protection, including those wetlands upstream, which ultimately impact on the Bay;
- b) encourage the protection of fish and wildlife habitat and shorelines along the Bay of Quinte in as natural a state as possible, utilizing management practices recommended by the local Conservation Authority and the Ministry of Natural Resources;
- c) develop, in co-operation with the appropriate government agencies, strategies for achieving and maintaining nutrient loading limits to approved levels so that the Bay of Quinte ecosystem will, when restored to the extent possible, be maintained without renewed impairment;
- d) ensure, in co-operation with the appropriate government agencies, that the quality of stormwater run-off from development does not further pollute the Bay water quality with respect to nutrient, bacterial and toxic contaminants;

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

- e) participate with senior levels of government in implementing remedial action and abatement programs; and
- f) support measures to reduce agricultural, industrial and municipal phosphorous loadings, bacterial contamination and toxic contaminant inputs to the Bay.

#### **1.4 Water and Related Resources Planning**

- 1.4.1 The inland lakes of Prince Edward County have impaired water quality, which affects their recreational and aesthetic attributes. These lakes will continue to be subject to further pressures for residential, recreational and commercial developments. Shoreland Management Plans may be undertaken for the inland lakes in the County to provide for more specific land use policies and designations related to future shoreland development; protection of environmentally sensitive areas and consideration of other tourism, recreational, agricultural; and other land uses within each lake shoreland.
- 1.4.2 A Shoreland Management Plan may be prepared for the following lakes;
- a) West Lake;
  - b) East Lake;
  - c) Lake Consecon; and
  - d) Roblin Lake.
- The boundary of each planning area is based on the actual lake watershed boundary, as illustrated on Schedule 'B'.
- 1.4.3 The County of Prince Edward will coordinate the Shoreland Management Planning process with the local Conservation Authority.
- 1.4.4 The Shoreland Management Plan will provide an inventory of fishery and wildlife habitat, vegetation, and shoreline uses, erosion and flooding areas, surface water quality and factors contributing to environmental degradation in the watershed. The Shoreland Management Plan shall provide policies and designations for each of these lakes to ensure environmental protection, public access, and appropriate land use types and density. The policies and designations resulting from the recommendations of each Shoreland Management Plan will be incorporated into this Plan by way of amendment.
- 1.4.5 Until such time as Shoreland Management Plans are completed; applications for major development within a lake watershed should be accompanied by an Environmental Evaluation. Appropriate government agencies shall assist the County in the review and approval of an Environmental Evaluation.

### **PART III - GENERAL DEVELOPMENT STRATEGIES**

- 1.4.6 A Shoreland Management Plan will not be required for Lake-On-The-Mountain since very limited development and no new lot creation will be permitted around its perimeter. Lake-On-The-Mountain is extremely sensitive and is provincially significant as a geological feature and tourist attraction.
- 1.4.7 A Watershed Plan may be prepared to provide further input into the remediation and protection of the inland lakes of the County and other shoreline water bodies. A Watershed Plan may be prepared for the following lake watersheds:
- a) West Lake;
  - b) East Lake;
  - c) Lake Consecon; and
  - d) Roblin Lake.

The boundary of each planning area is based on the actual lake watershed boundary, as illustrated on Schedule 'B'.

Watershed plans for areas of the County draining to the Bay of Quinte and Lake Ontario may also be undertaken as required. Watershed Plans will provide input to areas, which may require more detailed Subwatershed Plans.

## **1.5 Waste Management**

- 1.5.1 The County operates landfill sites in Ameliasburgh, Hillier, South Marysburgh and Wellington. All other garbage is disposed of at the Richmond landfill site in the Town of Greater Napanee. It is estimated that this site could accommodate the County's waste until 2005. The County operates a recycling program in an effort to reduce the amounts of waste being disposed of in landfill sites and to help extend the lifespan of landfill capacities.
- 1.5.2 County Council recognizes waste management as a serious concern and support efforts to establish adequate waste management facilities to provide for future County needs. Further investigation and study are required to explore more fully the nature of the problem and alternative actions.
- 1.5.3 The County of Prince Edward will develop programmes to promote and implement the principles of Reduction, Re-use, Recycling and Recovery. The recycling program in the County will continue to be diversified with respect to waste product types and users.

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- 1.5.4 Closed and opened waste disposal landfill sites within the County are identified on Schedule 'B' of this Plan. These lands are potential areas of gas migration, contaminated soils and groundwater. No use shall be made of land formerly used as a landfill site within a period of 25 years from the time it ceased to be used as a landfill unless the proponent obtains the necessary approvals from the Ministry of the Environment. It is also important to protect operating landfill sites from encroaching incompatible uses. Appropriate remedial measures or closing of these sites, in accordance with the recommendations or requirements of an Environmental Evaluation and the Ministry of the Environment, may be required to be undertaken by the Council/owner where it is determined that the health and well being of citizens are at risk.
- 1.5.5 Prior to any development taking place within 500 metres of any waste disposal/landfill site identified on Schedule 'B', an Environmental Evaluation and a Hydrogeological Study may be required by any government agency, or County Council. The purpose of such studies would be to examine the physical characteristics of the site; to determine if the proposed development can take place without any risk to the health and safety of the people who are to use or occupy the development; and to identify associated mitigative measures, which may need to be taken. The recommendations of the Environmental Evaluation and the Hydrogeological Study may be implemented within a site plan agreement with the County if it is determined that development can proceed.
- 1.5.6 To assist in identifying other contaminated sites, including underground storage tanks, industrial lands, mine sites and contaminated sediments, all development applications should be required to include an environmental disclosure statement outlining the history of the property and any known or suspected contamination. Where a contaminated site has been identified, a clean-up plan should be prepared in accordance with Ministry of the Environment policies and guidelines prior to approval in principle being granted. Decontamination of the site will be required as a condition of the approval of any development applications and shall be completed to the satisfaction of the Ministry of the Environment and County Council.

## **1.6 Aggregate Reserve Areas**

- 1.6.1 The Aggregate Reserve overlay shows areas on Schedule 'B' where the Ministry of Natural Resources has identified sand, gravel and bedrock deposits and where the establishment of aggregate uses may be appropriate. The potential reserve areas were identified on the basis of criteria related to depth of overburden, road access, surrounding development and bedrock stratigraphy. Such areas have been so identified in order to preserve them for possible extractive purposes in the future. While the limestone quarrying potential in the County is almost

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

limitless, sand and gravel resources are quite limited and must be preserved from incompatible uses or mismanagement.

- 1.6.2 Non-extractive development will be discouraged throughout the Aggregate Reserve areas, and on lands adjacent to Aggregate Reserve areas, in order to preserve the integrity of the potential resource for future use. Development may be permitted in accordance with the underlying land use designation shown on Schedule 'E' to this Plan, provided the Ministry of Natural Resources and the County has no objection.

## **1.7 Escarpments**

- 1.7.1 Escarpments have been identified on Schedule 'B' and are generally defined as long cliffs or bluffs such that the elevation of the top of the slope above the base or toe of the slope is 3 metres or greater than 3 metres and the average slope exceeds 1 (horizontal): 2(vertical). The extent and location of an escarpment shall be identified and confirmed as an Environmental Protection Zone in the implementing Zoning By-law.
- 1.7.2 It is important that escarpments be preserved from insensitive development and visual intrusion. Such protection also prevents erosion, drainage problems and building damage. New aggregate operations should generally be discouraged from locating on escarpments that are located close to major Provincial highways, County Roads, Lake Ontario and the Bay.
- 1.7.3 In order to prevent erosion, maximum vegetation and soil will be retained on escarpments. Building setbacks will be increased to prevent their loss or damage, and to soften the visual impact. New driveways accessing escarpments should be limited in length and number.
- 1.7.4 Unidentified escarpments may be incorporated onto Schedule 'B' by the County by an amendment to the Plan.
- 1.7.5 Where development on or adjacent to an escarpment is proposed, the submission of an Environmental Evaluation from the proponent may be required by the County or concerned government agency.
- 1.7.6 An Environmental Evaluation shall analyze the specific limitation to and impacts of development of the subject lands as a result of the existence of the escarpment on the property. Reports will be tailored to each situation. However, an Environmental Evaluation should generally address the following matters:
- a) sewage disposal facilities/soil depth;
  - b) landscaping;

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- c) water supply;
- d) building envelopes;
- e) erosion control;
- f) effects on fish and wildlife habitat; and
- g) surface drainage (quantity and quality of water).

- 1.7.7 The Environmental Evaluation shall detail the manner in which the development may be accommodated, if feasible and shall include a detailed lot grading plan consisting of a survey of the property identifying with contour intervals and the top of bank indicated; slope and depth of overburden; drainage course characteristics; forested areas; and the proposed buildable area and on-site services.
- 1.7.8 Appropriate government agencies shall assist the County in the review and approval of an Environmental Evaluation. The Environmental Evaluation, once acceptable to the County, will form part of its site plan agreement.
- 1.7.9 Increased lot frontage, lot area or setback requirements may be required where new lots are proposed to be created on lands where an escarpment is part of the total holding. The minimum lot frontage should be approximately 90 metres to respond to the environmental and aesthetic influences of development in these areas. The minimum setback from top of slope bank should be at least 15 metres.
- 1.7.10 Appropriate policies and mapping shall be incorporated into Secondary Plans to address the protection and sensitive treatment of any escarpments within its boundaries.

## **1.8 Energy Conservation**

- 1.8.1 The County of Prince Edward will encourage development, which minimizes energy consumption and emphasizes the use of renewable energy sources to the extent possible by:
- a) promoting compact growth and infilling to reduce the energy needed for space heating and transportation;
  - b) encouraging reuse and re-development of existing buildings;
  - c) encouraging, where suitable, mixed use developments to reduce travel time;
  - d) encouraging new subdivisions to be designed using passive solar energy planning principles for proper building orientation in relation to sun and wind;

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- e) encouraging the preservation and use of vegetation that will reduce the energy consumption of buildings (e.g. windbreaks);
- f) giving favourable consideration to development applications required to permit energy conserving innovations; and
- g) encouraging the repair and maintenance of all public buildings in an energy-efficient manner.

1.8.2 The County will maximize opportunities for the use of energy efficient modes of travel and reduce energy consumption for automobile travel within the County by:

- a) encouraging a public/private transit system between major settlements (e.g. Picton, Bloomfield, Wellington and Belleville);
- b) promoting community design, which accommodates pedestrians and cyclists;
- c) promoting ride sharing programmes such as car/van pooling; and
- d) locating land uses in a manner that reduces reliance for automobile travel.

## **1.9 Archaeological Resources**

1.9.1 Archaeological remains represent an important record of past settlement in the County and have intrinsic cultural value. They are also windows to the past and can be important educational tools and tourism attractions when managed in appropriate ways.

1.9.2 County Council shall respect the integrity of archaeological remains on site and require sufficient investigation and mitigation to ensure preservation by:

- a) circulating all development and redevelopment proposals (including all applications for consent, zoning by-law amendments, Official Plan amendments and subdivisions) to an appropriate reviewing agency for comment regarding archaeological potential;
- b) requiring that if archaeological resources are suspected or identified on a development site, an archaeological survey be undertaken to assess the location, nature and extent of resources and the effect of the proposed development on the resource, and to outline satisfactory mitigative measures for its protection.

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Responsibility for the survey shall be determined as part of the site plan agreement or subdivision agreement processes; and

- c) dedicating areas with identified archaeological resources as parkland, in order to protect these resources.

## **2.0 TRANSPORTATION AND SERVICING STRATEGY**

### **2.1 General Strategies**

- 2.1.1 The transportation network, consisting of a road system, airports and harbour are depicted on Schedule 'C'.
- 2.1.2 A primary objective of this Plan is to safeguard the environment and to provide an adequate supply of potable water to residents and future generations through ensuring that appropriate water and sewage servicing is promoted for new development or redevelopment within the County. Generally, higher forms of servicing including full municipal or communal water and sanitary sewer services will be encouraged for major residential, commercial, industrial and institutional development.
- 2.1.3 County Council will work co-operatively with neighbouring municipalities and private developers in addressing common servicing needs and problems.
- 2.1.4 County Council, in co-operation with the Province, will undertake the financial planning required to undertake the major investments in the infrastructure detailed in this transportation and servicing strategy.
- 2.1.5 Bicycling is recognized as an alternative mode of transportation, which can play a positive role in improving mobility and quality of life as part of a balanced transportation system.

### **2.2 Road System**

- 2.2.1 The road system is designed to enable the safe and efficient movement of both people and goods to and from the various land use areas within the planning area, as well as through traffic movement.
- 2.2.2 The road system, as shown on Schedule 'C', is based on the establishment of a hierarchy of roads including Provincial Highways, County Roads and local roads.

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### **2.2.3 Provincial Highways and County Highways**

- a) this designation applies to: i) highways under the jurisdiction of the Provincial Ministry of Transportation - Provincial Highway 33 from the Glenora Ferry station to the intersection of Provincial Highways 33 and 62 in Bloomfield; and Provincial Highway 62; and ii) County Highway 33 and County Road 64; and County Highway 49. These highways are designed to facilitate large volumes of inter-municipal and through traffic movement. The right-of-way width, number of lanes, design details, traffic signage and entrance spacing for the Highways shall be as determined by the Ministry of Transportation and the County of Prince Edward for their respective highways;
- b) Provincial Highways 33, 62 and 49 function as gateways into the County and have special attributes which the County hopes to maintain and enhance in cooperation with the Ministry of Transportation;
- c) Highway 49 functions as a trucking route to Highway 401 for commerce/industry in the County. Incompatible development such as residential uses will be discouraged along Highway 49 in order to maintain this role as well as to preserve the scenic view of Picton Bay and Long Reach available from the highway.

### **2.2.4 Loyalist Parkway - Provincial Highway No. 33**

- a) County Council will promote the development of Highway No. 33 in a manner that is compatible with its designation as the Loyalist Parkway by:
  - i) encouraging designation of heritage structures along the Parkway under the Ontario Heritage Act to permit municipal input into alterations of heritage structures, thereby encouraging retention of the Parkway's heritage theme;
  - ii) circulating to the Group of Advisors for the Loyalist Parkway any Official Plan and Zoning By-law Amendments with properties fronting onto the Loyalist Parkway;
  - iii) permitting infilling by consents along the Parkway, in accordance with the other policies of this Plan, that maintains the historic patterns of spacing and density of structures along the Parkway;
  - iv) requiring draft plans of subdivision proposed for land adjacent to the Loyalist Parkway (where permitted by this

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Plan) to be set back beyond view from the Parkway or to be adequately buffered from view;

- v) encouraging only small-scale industrial and commercial development which is in keeping with its historic character; and
- vi) encouraging the burying of new and replacement services such as hydro and telephone lines and the adequate setback of utility poles to preserve the historic character of the Parkway.

- b) Any development proposed on lands abutting Highway 33 under the jurisdiction of the Provincial Ministry of Transportation will still be subject to the safety requirements and permit controls of the Ministry of Transportation.

## **2.2.5 County Roads**

### **2.2.5.1 Inter-Centre/Arterial Connectors**

- a) this designation applies to those County Roads that connect settlement areas to each other or to the Provincial Highways and County Highways and carry medium to large volume traffic. The minimum right-of-way width shall be 26.2 metres. The number of lanes, design details, traffic signage and entrance spacings for the County Roads shall be determined by the County of Prince Edward;
- b) County Roads to which this classification applies are:
  - all of County Roads 1, 6, 14 and 34;
  - parts of County Roads 2, 3, 4, 5, 8, 10, 17 & 22.

### **2.2.5.2 County Collector Roads**

- a) this designation applies to those County Roads, which serve as traffic collectors from the local road system and from adjacent properties in the rural areas. The minimum right-of-way width shall be 26.2 metres. The number of lanes, design details, traffic signage and entrance spacings for the County Roads shall be determined by the County of Prince Edward;
- b) County Roads to which this classification applies are:
  - all of County Roads 16, 20, 21, 24, 25 & 35;
  - parts of County Roads 7, 8, 10, 13, 15, 19, 23, 28, 30 & 64.

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### 2.2.5.3 Urban Collector and Service Roads

- a) this designation applies to those County Roads, which service the built-up-areas (urban centres, villages and hamlets). The minimum right-of-way width shall be 20 metres. The number of lanes, design details, traffic signage and entrance spacings for the County Roads shall be determined by the County of Prince Edward;
- b) County Roads to which this classification applies are:
  - all of County Road 29;
  - parts of County Roads 2, 3, 4, 5, 8, 10, 12, 13, 15, 17, 18, 19, 22, 23, 28, 30 & 39.

### 2.2.5.4 Seasonal/Resort - Service Collector Roads

- a) this designation applies to those County Roads, which provide access to major resort or recreational uses such as the Sandbanks, Lake-on-the-Mountain and North Beach Provincial Parks. These roads service primarily through traffic and also serve to collect traffic from the County and local collector roads. The minimum right-of-way shall be 26.2 metres. The number of lanes, design details, traffic signage and entrance spacings for the County Roads shall be determined by the County of Prince Edward;
- b) County Roads to which this classification applies are:
  - all of County Roads 11, 27, 32 & 38;
  - parts of County Roads 7, 12, 18 & 39.

### 2.2.5.5 Seasonal/Resort - Service Collector Roads Sub-Groups

- a) this designation applies to the Kleinsteuber/Parks Road, which is a local road;
- b) the Kleinsteuber/Parks Road could act as a by-pass route from County Roads 12 and 18 to the Sandbanks Provincial Park. In the event the County upgrades this road for this purpose, the policies of the "Seasonal/Resort - Service Collector Roads" would apply; and
- c) strip residential development shall be discouraged on the Kleinsteuber/Parks Road, so as not to jeopardize its potential function as a seasonal/resort - service collector road.

## 2.2.6 Township Roads

### 2.2.6.1 Rural Service Roads

This classification applies to all existing township roads, and other local roads serving the rural traffic movement needs in the County. All major non-farming type of rural development such as resort recreational areas, non-farm residential, rural industrial and other similar uses shall be encouraged to obtain access from these low volume traffic roads. Access for these roads to abutting properties shall be provided subject to the review of the local road superintendent for geometrics and safety. The minimum right-of-way width for these roads shall be 20 metres.

### 2.2.6.2 Special Service Roads

This classification includes those existing township roads, which will be serving the future recreational resort areas, and other intensive uses in the County. It is the intent of this Plan that these roads shall be improved to suitable standards to handle the anticipated traffic load as designated uses along these roads develop during the Plan period. The minimum right-of-way width for these roads shall be 20 metres.

### 2.2.6.3 Special Service Road - Ridge Road

Notwithstanding Part III, Section 2.2.6.2 above, while a 20-metre road width is planned for Ridge Road, a road allowance width of less than 20 metres is permitted.

## 2.2.7 Scenic Routes

County Roads that serve as scenic routes are depicted on Schedule 'D'. This designation includes those existing roads in the County, which have an historic or scenic value for tourists and travelling visitors. On these roads, strict control shall be instituted regarding the location, siting and landscaping of undesirable roadside features such as billboards, waste disposal sites and quarries or gravel pits. The Council shall promote the provision of roadside park areas, camera stops near scenic overlooks and access to buildings of historical and architectural value.

## 2.2.8 Road Widenings

The desired minimum road widths for the various types of County and local roads have already been specified in Part III, Sections 2.2.5.1 to 2.2.5.4. Road widening should be conveyed as a condition of severance or plan of subdivision approval where the current road allowance width is less than the desired minimum. The conveyance of road widenings is

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necessary in order to construct and maintain safe and efficient roads, ditches, service corridors and cycling paths (where necessary).

#### 2.2.9 Future Road Patterns

Where new roads are proposed, the County shall ensure that the location and design of the intended road pattern is coordinated with existing and future development areas.

#### 2.2.10 Car Pools

The County will encourage the use of commuter car pools to reduce the number of vehicle trips. In this regard the County, in co-operation with the Ministry of Transportation will provide parking facilities in strategic locations adjacent to Provincial, County and/or local roadways for car pooling purposes.

#### 2.2.11 Noise Levels

Where development is proposed within 200 metres of any roadway with high noise levels, the development application (subdivision, rezoning, site plan approval or building permit) shall be accompanied by a noise report that takes into account the noise level guidelines established by the Ministry of the Environment. The report should outline features such as berms, walls or separation distances which reduce the anticipated noise levels to those acceptable to the Ministry of the Environment.

#### 2.2.12 Wayside Pits and Quarries

- a) the Mineral Aggregate Resources Policy stipulates where wayside pits and quarries may be located;
- b) the establishment of wayside pits and quarries as defined in this Plan, is permitted throughout the County without the necessity of an amendment to the Official Plan or the Zoning By-law, except in areas of existing residential development or in environmentally sensitive areas as outlined on Schedule 'A' or in the Environmental Protection designation as shown on Schedule 'E'. In these areas, a zoning by-law amendment together with an Environmental Evaluation and/or environmental impact study shall be required.



### 2.2.13 Portable Asphalt Plants

- a) the establishment of portable asphalt plants is permitted throughout the Agricultural, Rural, Aggregate and Industrial designations without amendment to this Plan or the Zoning By-law;
- b) a portable asphalt plant may be permitted to exist in any one location for the period of time set out in the Certificate of Approval required from the Ministry of the Environment (M.O.E.);
- c) all M.O.E. separation distances must be met by the plant.

### 2.2.14 Zoning

Provision shall be made in the implementing Zoning By-laws for adequate setbacks from roads in order to minimize the disruption to adjacent land uses and to facilitate the efficient and safe movement of traffic.

## 2.3 **Deleted by OPA No. 17.**

## 2.4 **Airports and Picton Harbour**

2.4.1 Mountain View Air Strip (owned by the Department of National Defence) and Picton Airport (privately owned) are depicted on Schedule 'C'. The airports provide important linkage opportunities on a regional, national and international scale for the economic development of the County.

2.4.2 In order to maintain the long-term viability of the two airports for their intended use, incompatible development adjacent to or near the airports will not be permitted. Where development is proposed adjacent to or near the airports, appropriate noise, vibration, aesthetic and safety issues shall be addressed by the developer. If development can occur in a compatible manner, any appropriate mitigative measures shall be outlined in a site plan agreement or subdivision (consent) agreement between the developer and the County. These mitigative measures may include landscaping, setbacks, building height restrictions and special construction techniques in accordance with any guidelines or requirements of the Federal Department of Transport (Transport Canada) and/or the Ministry of the Environment.

New residential development and other sensitive land uses shall not be permitted to locate in areas near an airport above 30 NEF/NEP, as set out on maps expected to be made available in the future and approved by Transport Canada. However, redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive

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land uses may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no negative impacts on the long-term function of the airport.

- 2.4.3 Picton Urban Centre Secondary Plan shall address the expansion and upgrading of the marine facilities in Picton Harbour to provide for its increased use by seasonal boaters.
- 2.4.4 Larger parcels of land along Picton Harbour that offer potential for commercial or marine uses should not be designated, zoned or subdivided in such a manner as to jeopardize this potential.
- 2.4.5 Land near the deep water port facilities at and adjacent to the ESSROC Cement Plant should be maintained for industrial/commercial uses. Incompatible development that could jeopardize the use of this land for industrial/commercial uses shall not be permitted.

## **2.5 Municipal Water and Sanitary Sewer Services**

- 2.5.1 In order to achieve the growth and settlement strategy described in Part IV, Section A, the following municipal water and sanitary sewage services will be provided and maintained:
- a) The existing water treatment and sewage treatment plants serving the Picton Urban Centre will be upgraded and replaced when required
  - b) The existing water distribution and sewage collection systems in the Picton Urban Centre will be maintained and upgraded
  - c) The existing water treatment and sewage treatment plants serving the Wellington Urban Centre will be expanded when required
  - d) The existing water distribution and sewage collection systems in the Wellington Urban Centre will be maintained and upgraded
  - e) The existing water distribution systems in Bloomfield, Rossmore, Consecon, Ameliasburgh and Carrying Place will be maintained and may be extended to serve additional development within the Village or Hamlet boundary.
- 2.5.2 In keeping with Part II, Section 2.4.9 of the Vision Statement, the communities of Picton, Bloomfield and Wellington will be separated by green belts or large tracts of agricultural land. Linear sprawl between any of the above mentioned communities such as Carrying Place and Consecon will be prevented.

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- 2.5.3 Extension of municipal sewer and water services should take place only within lands designated as Urban Centre, Village or Hamlet on Schedule 'E' or commercial/institutional/industrial areas shown on Schedule 'C'. Where appropriate, such extensions will form part of the detailed secondary planning for these areas.
- Notwithstanding the foregoing, the following existing extensions of municipal water systems are recognized:
- a) the extension of the Rossmore municipal water system to Fenwood Gardens.
- 2.5.4 Extension of municipal sewer and water services beyond the existing service area shall be the responsibility of the developer, except as may otherwise be provided for in the County's approved capital works funding. Where appropriate, the County will encourage arrangements for cost sharing among benefiting landowners.
- 2.5.5 Notwithstanding Part III, Section 2.5.3, the County may permit the extension of municipal water and sewer services outside designated settlement areas in order to address failed private services, provided that it is satisfied that there is no other reasonable alternative and that the cost of the extension is the responsibility of the benefiting users.
- 2.5.6 Between Bloomfield and Picton and between Consecon and Carrying Place, existing development outside of the boundaries of designated settlement areas will be permitted to use municipal water services, provided that sufficient capacity and water pressure is available. New development will be encouraged to provide on-site water supply and sewage disposal facilities in accordance with the policies of this Plan.
- 2.5.7 When the municipal water system was extended from Rossmore to Fenwood Gardens, property owners along County Road 28 contributed financially to the cost of this extension. Accordingly, both new and existing development in this area may be permitted to use municipal water services, provided the proposed development is in conformity with the applicable land use designation and that sufficient capacity and water pressure is available.
- 2.5.8 Any provision and/or major expansion of water and sewage systems may be subject to an Environment Assessment. That process involves a detailed assessment of treatment options with full public participation and consideration of environmental, social and economic impacts. That process shall also identify the project, which will best suit the needs of the subject area. The growth designations and servicing options outlined in

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this Plan may be subject to change given the results of the required Environmental Assessment.

- 2.5.9 County Council will maintain, in conjunction with the Ministry of the Environment and neighbouring municipalities where there are shared services, up-to-date records of the reserve capacity of water and sanitary sewage treatment facilities, the amount of unconnected servicing commitments to zoned land/development, and the uncommitted reserve capacities. It is important to relate plant performance and hydraulic capacity to growth management objectives to avoid future limitations on development and to allow enough time to plan for the minimum of three to five years it can take to complete plant expansions or upgrades. County Council will not award capacity allocation for development beyond the uncommitted reserve capacity in the respective water and sewage treatment facility.
- 2.5.10 Servicing capacity is considered to be an important resource that the County can use to promote the growth and settlement strategy described in Part IV, Section A. Accordingly, Council will seek to ensure that servicing capacity is not allocated to a limited number of landowners who may not develop their lands in favour of speculation. To that end, the Council may adopt policies and procedures to guide the allocation of uncommitted servicing capacity to proposed developments, including the use of H (Holding) zoning provisions and phasing provisions in subdivision/condominium agreements. If development, which has been allocated capacity, does not proceed within a time period to be specified by Council, Council may rescind such allocation and may take steps to revoke zoning or subdivision/condominium approvals.
- 2.5.11 Council will encourage and promote water conservation practices in order to free up capacity within the municipal water and sanitary sewage treatment plant and distribution systems and make them work more efficiently.

## **2.6 Communal Water and Sanitary Sewer Services**

- 2.6.1 In the Villages and in Hamlets where municipal water services are available but there is no municipal sanitary sewage system, proponents of multi-unit/multi-lot developments containing six or more residential units shall undertake a Servicing Options Investigation (as defined in Part I, Section 3.13) to ascertain the most appropriate form of sanitary sewage servicing.
- 2.6.2 In Hamlets where there are no municipal water or sanitary sewage systems and outside designated settlement areas, proponents of multi-unit/multi-lot developments containing four or more residential units shall

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undertake a Servicing Options Investigation (as defined in Part I, Section 3.13) to ascertain the most appropriate form of water and sanitary sewage servicing.

- 2.6.3 A Servicing Options Investigation required by Part III, Section 2.6.1 or 2.6.2 above will evaluate the servicing options based on a hierarchy which promotes development on communal sewer and/or water as the preferred means of servicing. Where communal servicing is shown not to be a viable option through the servicing options investigation, to the satisfaction of the approval authority, private servicing may be permitted if supported by the appropriate hydrogeological studies.
- 2.6.4 Notwithstanding Part III, Section 2.6.3, where multi-unit/multi-lot developments containing six or more residential units are proposed to be developed in the form of one or more multiple-unit buildings and/or detached dwellings within a plan of condominium, full communal servicing shall be required where no municipal water services are available and a communal sanitary sewage collection and treatment system shall be required where municipal water services are available.
- 2.6.5 Where communal servicing is proposed pursuant to Part III, Section 2.6.3 or 2.6.4 above, decisions regarding the ownership and maintenance shall be in accordance with the Ministry of the Environment Guidelines. The County will ensure that a responsibility agreement is put in place through appropriate subdivision, development and/or site plan agreements to provide for adequate safeguards ensuring the long term maintenance and capital replacement of communal sewer and/or water systems.
- 2.6.6 Where partial communal or private servicing is deemed appropriate, a hydrogeological assessment shall be prepared to the satisfaction of the Ministry of the Environment, the local Health Unit, and the County indicating that an adequate supply of water for domestic use is available and that the site can assimilate wastes from the proposed septic sewage disposal systems. Individual lot sizes shall be determined by the results of the hydrogeological assessment but shall not be less than the minimum indicated in the appropriate land use designation policies.
- 2.6.7 The County may peer review any hydrogeological assessment required in accordance with Part III, Section 2.6.3 or 2.6.6, at the expense of the developer.

## **2.7 Individual Private Sewage Treatment Systems**

- 2.7.1 All requirements of the County shall be met, including the receipt of a Certificate of Approval and Use Permit necessary for the installation of a Class IV system (septic tanks with tile bed) or equivalent for all existing or

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newly created lots to be serviced with individual private sewage treatment systems.

2.7.2 The location of a "spare" area for the development of a subsequent tile field shall be provided on each lot and approved by the County.

## **2.8 Private Water Supply**

2.8.1 For domestic use (potable):

- a) a ground water source will be provided of a type and construction which is in accordance with Ministry of the Environment and/or local Health Unit requirements and which will supply adequate water for domestic use. For drilled and dug wells, a minimum yield of three gallons per minute shall be required prior to the creation of new lots for residential purposes;
- b) when a water source is confirmed with a well for all newly created lots, the licensed well driller or installer must sign a letter of compliance which would confirm that the well was constructed and that the water sample which has been collected for testing was taken from the subject well on the property;
- c) the provisions of Part III, Section 2.8.1 a) and b) will not apply to the creation of residential shoreline lots, provided that an adequate supply of water for domestic use will be provided;
- d) the developer/homeowner is responsible for ensuring that health-related water quality parameters established in the Ontario Drinking Water Objectives are met.

2.8.2 For commercial and industrial use:

(Industrial/Commercial Processing)

- a) a water source for dry commercial/industrial uses, which do not include a residential use, may be permitted if the treatment limits for the aesthetic objectives are exceeded, or if well yields are likely to be low.

## **2.9 Storm Water Management**

2.9.1 The County will consult with the applicable agencies including the local Conservation Authority, Ministry of Natural Resources, Ministry of the Environment and appropriate road authority to ensure that development

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will be provided with adequate storm water management and outlet drainage.

- 2.9.2 In the rural areas, the principle of best management practice will be incorporated, utilizing tree cover and natural vegetation to provide ground absorption of surface water and grading and drainage to control erosions and siltation.
- 2.9.3 The provision and design of storm water management facilities for lands draining into the Bay of Quinte shall be in accordance with the requirements of Part III, Section 1.3.2 d).

## **2.10 Electric Power Facilities**

- 2.10.1 The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. As such, it is the policy of this Plan that electric power facilities are permitted in all land use designations without a Plan amendment provided that the planning of all such facilities is carried out having regard to the other policies of this Plan. Furthermore, Hydro One and any other hydro utility (private or public) shall consult with the County on the location of any new electric power facilities.

## **3.0 ECONOMIC DEVELOPMENT**

### **3.1 General Strategies**

- 3.1.1 Economic development of the County is influenced by policies from all levels of government - federal, provincial and local. While it is recognized that the policies of the federal and provincial governments have a direct bearing on the local economy, the County has carefully assessed its strengths and formulated policies to direct the future economy of the County. These policies are reflected in this Plan.
- 3.1.2 In keeping with the Vision for Prince Edward County, it is the aim of County Council to improve the economy of the County, increase employment opportunities and expand the assessment base. The County intends to meet its economic objectives by:
- a) designating enough land in the Official Plan to meet business needs and to offset dormitory residential development;
  - b) providing on-going employment and training opportunities in agriculture, tourism, commerce, industry and health care;

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

- c) providing leadership and assistance in the task of promoting the County as a desirable location for business, in cooperation with other agencies and levels of government;
- d) providing a business climate and corporate culture, which is conducive to economic growth;
- e) ensuring that existing businesses and institutions are provided opportunities to flourish and expand within the County and that communication and actions are co-ordinated between local industries and businesses; and
- f) providing and maintaining institutions, community facilities, social and health care services, recreation and leisure opportunities that will ensure a high standard of living for all County residents and serve to promote an attractive lifestyle to potential investors.

3.1.3 The purpose of this section is to identify policies, which will positively influence the economy of Prince Edward County within the context of a general development strategy. This section also provides some strategies affecting specific land uses and development policies, which have general application throughout the County.

3.1.4 Growth by way of development and redevelopment in all major segments of the County economy shall be encouraged and accommodated, provided that it respects the County's environmental features, physical influences and historic character. Growth permitted by the Plan shall be monitored and reviewed on a regular basis to ensure that it is environmentally sustainable and that it is achieved in a fiscally and socially sound manner.

3.1.5 The County shall work toward achieving the goals, objectives and policies of the Strategic Economic Plan for Prince Edward County and the Loyalist Parkway Master Plan as it relates to tourist initiatives, as modified or amended from time to time.

## **3.2 Agriculture**

3.2.1 Agriculture is a significant employment source in the County, important to the County's historical, cultural and economic character and essential to the ability of other sectors such as tourism to create jobs and prosperity. It is recognized that the economic activity of agriculture is under severe economic stress due in part to external forces beyond the County's control.

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- 3.2.2 Through the designation of blocks of prime agricultural land areas on Schedule 'E', it is intended that a suitable land base for agricultural pursuits, free from the intrusion of incompatible land uses, will be maintained for the future.
- 3.2.3 The County supports initiatives in the agricultural sector to prevent further job losses, attract new farmers, and to keep as many farms in business as possible. These initiatives may include:
- a) crop diversification including new high value crops or products, reforestation and innovative agricultural ventures brought about by research and development efforts;
  - b) conservation farming practises to reduce agricultural environmental impacts, soil erosion and costs;
  - c) innovative marketing techniques such as the Quinte Isle food product origin identification program and promotion of local agricultural products;
  - d) promotion and encouragement of associated food processing and value added technology facilities;
  - e) support for growth in the manufacturing/distribution sectors to provide farmers with a greater opportunity to diversify their operations' sources of income;
  - f) encouragement of increased share of tourism expenditures through development of bed and breakfast operations, farm vacation facilities, cottage establishments or cabins, roadside markets and related activities which contribute to farm incomes, provided that they do not conflict with agricultural operations or with applicable Provincial safety and health legislation; and
  - g) formation of innovative organizational techniques (e.g. County Co-operative(s)) to implement and oversee new initiatives.
- 3.2.4 The County will work with the local and provincial farm agencies in collaborating with other government agencies to assist farmers in being able to help themselves.
- 3.2.5 Subject to applicable general Prime Agricultural and Rural policies to this Plan, wineries will be permitted in accordance with the following policies:
- i. Farm Wineries will be permitted in areas designated Rural and Prime Agricultural.

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- ii. Estate Wineries will be permitted in areas designated Rural and Prime Agricultural.
- iii. Farm Wineries and Estate Wineries are defined as:
- iv. **Farm Winery (Agricultural Use)** means a building or structure or part thereof, associated with agricultural use(s) on the same farm lot, where wines are produced and may include storage, display, processing, wine tasting, a tied-house licensed by the Alcohol and Gaming Commission of Ontario, and retail, administrative facilities and outdoor patio area, but shall not include a restaurant, banquet facility, or on-site commercial kitchen. Wine tasting and the offering or sale of locally-grown product samples is considered part of the farm winery activity.
- v. **Estate Winery (Agricultural-Related Use)** means a building or structure or part thereof, where wines are produced and may include storage, display, processing, wine tasting, storage, hospitality room, administrative facilities, outdoor patio area, an on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other commonly commercially-zoned amenity.
- vi. The definitions and policies for wineries apply to fruit-wine processing operations with necessary modifications to terminology (e.g. fruit winery vs winery) and with the exception of any requirements for minimum vine plantings.
- vii. All wineries shall comply with the Alcohol and Gaming Commission of Ontario license regulations that govern the sale and production of wine in Ontario.
- viii. All wineries shall comply with all applicable zoning, building, fire, safety, and health regulations.
- ix. In recognition of their investment in compliance with existing policies and by-laws of the County of Prince Edward, all legally existing and operating wineries as of June 17, 2009 will continue to be permitted under the same conditions of approval granted by the County of Prince Edward, and winery licence(s) issued by the Province of Ontario, as of June 17, 2009. If these existing wineries wish to expand the scope and/or scale of their operations to include uses which require additional municipal planning approvals or Provincial licences, they will become subject to the County policy and by-law requirements in effect at that time.

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- x. The following is a list of all existing zoning by-laws that will be carried forward under this policy:

By-law No. 803-2001

By-law No. 867-2002

By-law No. 891-2002

By-law No. 720-2001

By-law No. 1004-2003

By-law No. 1090-2003

By-law No. 1114-2003

By-law No. 1205-2004

By-law No. 1353-2004

By-law No. 1334-2004

By-law No. 1507-2005

By-law No. 1590-2005

By-law No. 1635-2005

By-Law No. 2276-2008

By-law No. 1990-2007

By-law No. 1991-2007

By-law No. 2183-2008

By-law No. 2277-2008

### **3.3 Tourism**

3.3.1 Tourism makes a significant contribution to the County economy. Tourism consists of two development sectors - the "second home" or "weekend" residential market, and tourist commercial uses consisting of accommodation, service and marine commercial, and tourist attractions. It is a goal of this Plan to enhance tourism's role in the County economy as an employment base and income source.

3.3.2 Prince Edward County has excellent potential for tourism activities such as water-oriented recreation, cycling and touring. To develop this potential, a land use policy to provide these activities forms an important part of this Plan. Schedule 'D' sets out in visual form the elements of the following policy directions:

- a) selection of suitable sites for tourist resort areas;
- b) creation of approximately two small public parks in each former township with the help of the Conservation Authority;
- c) designation of a network of local and County roads forming a scenic driving route in the County;
- d) designation of the Loyalist Parkway as a heritage route in the County;
- e) creation of suitable hiking, cycling, and in winter, skiing trails in the County; and
- f) preservation and restoration of structures of historical or architectural value in order to maintain the heritage of the people and the County.

### **3.3.3 Tourism Corridors**

- a) in order to stimulate greater tourism, the Official Plan identifies, protects and enhances those areas of the County having the greatest potential for tourism. Tourism corridors, as shown on Schedule 'D', were defined based on the occurrence and abundance of tourist attractions, resources and accommodations, as identified in the Background Report. These areas include the natural and cultural heritage resources and attractions of the County, such as Sandbanks Provincial Park, museums, festivals and the arts;

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

- b) the corridor pattern on Schedule 'D' highlights the importance of the Picton and Wellington Urban Centres and the Village of Bloomfield, as well as many hamlets and tourist attractions – Consecon, Ameliasburgh, Waupoos, Milford, Cherry Valley, Lake-on-the-Mountain, Black River and West Lake - in providing services and attractions for the tourism industry. Linking these settlement areas are scenic routes and bicycle trails, the most significant being the Loyalist Parkway, along which attractions and accommodation are located. The scenic routes and bicycle trails are also identified on Schedule 'D';
- c) to ensure that the tourism economic sector prospers, tourism developments shall be encouraged in suitable locations in the County, particularly in the tourism corridors shown on Schedule 'D'. The corridors form the basis for locating tourist related land uses, for building a critical mass in the tourism plant and for making associated corporate decisions related to providing programs and services;
- d) the tourism corridors are intended to recognize the linkages between the public, non-profit and private sectors in supplying services related to tourism and the need to protect the natural environmental and cultural attractions of the County;
- e) the tourism corridor strategic approach supports the establishment of the County in its entirety as a conference/resort community network in which meeting rooms, food service operations and overnight accommodation facilities shall be located in a variety of high quality facilities throughout the County.
- f) walking and cycling/skiing facilities are encouraged in the tourism corridors so that they will link tourist attractions and accommodations.

#### 3.3.4 Development Policies

- a) new high quality attractions, facilities, services, and events are encouraged in the County to enhance and complement the existing tourism base. The development of these tourism components must be in keeping with the historic rural character and charm of the County and are encouraged to be year-round to promote longer visitor stays. In the long term, the County needs to expand its roofed accommodation sector;
- b) contemporary and innovative resort developments with alternate forms of registrations such as condominium and leaseback, are

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also encouraged. It is intended that these resorts be for commercial accommodation use and that the accommodation units be available to the travelling public. Resorts would be operated under a central management on location for profit, with services and recreational facilities provided in a commercial setting;

- c) existing tourism uses and properties will be encouraged to be retained, redeveloped, expanded, and upgraded, wherever possible and appropriate. Any proposal to downzone tourist commercial uses to residential uses shall generally be discouraged. The proponent of any down-zoning of lands zoned tourist commercial shall be required to submit a report to the County justifying the proposal and outlining alternatives for the development of the property;
- d) the County will promote and encourage year-round access, parking and accommodation facilities and related businesses for sport fishing on the Bay of Quinte;
- e) the Community Improvement Policies of this Plan recognize the need to promote tourism activities in settlement nodes. The County will encourage the preservation and enhancement of the visual character and charm of the downtown retail areas of Picton, Bloomfield and Wellington since these areas are essential to attracting visiting retail customers;
- f) the County will promote the development of tourism and commercial facilities in Rossmore to support its role as the “gateway to the County”;
- g) Bed and Breakfast establishments shall be permitted throughout the agricultural, rural and residential areas of the County as an ancillary use within the main dwelling. Sufficient on-site parking shall be provided for the proprietor and for each guest room in order to avoid disruption to surrounding properties. Adequate water supply and sewage treatment systems shall also be provided;
- h) the County will facilitate and encourage communication and efforts between tourist operators, tourist information centres and provincial and local agencies, especially with respect to Provincial Park development and programs.

### 3.3.5

#### Potential Tourist Resort Areas

- a) Potential Tourist Resort Areas are major tourist commercial and recreational focuses for future development in the County.

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Potential sites for Tourist Resorts have been identified on Schedule 'D' to encourage and attract tourism developments, which focus on the natural amenities and attractions of these particular locations.

- b) the development of Potential Tourist Resort Areas will help the County achieve:
  - i) an increase in upscale roofed accommodation;
  - ii) a critical mass in the tourist plant;
  - iii) an increase in recreational amenities and attractions; and
  - iv) tourism on a four-season basis by accommodating business meetings and conferences.
- c) permitted uses in Potential Tourist Resort Areas are tourist and marine commercial uses, recreational and open space uses. Industrial uses are not permitted. Development of Tourist Resort Areas should include business meeting and conference facilities in order to extend the tourism trade during shoulder seasons. In addition, recreational facilities such as golf courses or equestrian facilities should be provided to act as a major tourist and business draw;
- d) the establishment of any Potential Tourist Resort Areas shall be in accordance with the provisions of the Shore Land designation policies of this Plan and will require an amendment to the Shore Land designation if not already designated.

### **3.4 Commerce and Industrial**

- 3.4.1 The service sector covers a wide variety of activities from utilities and communications to trade, finance, insurance, business services, education and public administration. Together with the construction sector, these sectors accommodate the needs for various goods and services by the residents, businesses and institutions of the County and will be encouraged to expand and diversify.
- 3.4.2 The County will attempt to capture a greater share of retail expenditures currently flowing outside of the County to municipalities within the Highway 401 corridor, through the encouragement of new retail/commercial facilities in the downtown areas of Picton and Wellington.
- 3.4.3 The downtown areas of the urban centres, villages and hamlets are important to attracting visiting retail customers. The visual character and

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charm of the downtown areas in the County must be preserved and enhanced through development and redevelopment initiatives, and Community Improvement Policies, with particular attention paid to facade design, site planning and streetscape treatment.

- 3.4.4 In order to attract new commerce/industries, the County will service sufficient lands with water and sanitary sewer services and will aggressively market the County's amenities and quality of life.
- 3.4.5 Efforts by County Council and Hydro One in providing upgraded/new municipal water and sanitary sewers and three phase electrical power should be focused on the major commerce/institutional/industrial areas. These sites have been identified as the areas most likely to attract/sustain commerce/industry in the County and are identified on Schedule 'C' to this Plan. With the exception of the area in Lots 19, 20 and 21, Concession # III, Military Tract, Hallowell Township (on the north side of County Road No. 1, east of Highway No. 33), the properties identified in Picton, Wellington and Rossmore are designated for industrial uses in the appropriate Secondary Plans. Policies relative to the servicing, development and zoning of these lands are found in the respective Secondary Plans. The appropriate commercial/industrial uses and long-term planning for the above noted area will be reviewed in further detail in an update of the Picton-Hallowell Urban Area Secondary Plan, in accordance with Part IV, Section 1.1.5 a). Where appropriate, municipal infrastructure shall be provided on a cost recovery basis with the owners of the land being serviced.
- 3.4.6 Within the industrial parks in the County, Council will encourage the development of competitively priced leasable industrial floor space to serve the immediate and longer term space requirements of existing manufacturing operations in the County, as well as to attract new manufacturing establishments.
- 3.4.7 The integrity of lands designated for manufacturing and distribution purposes shall be maintained by prohibiting the intrusion of other uses not compatible with industry.
- 3.4.8 A broad range of industries may be encouraged in the County provided they do not have a significant detrimental impact on the environment or are incompatible with other uses. Industrial uses which consume or generate large quantities of water or waste or otherwise contribute noxious effluent, emissions or vibrations to the natural environment in any quantity shall not be permitted unless mitigating measures are provided to the satisfaction of the authorized approval authorities. The development of 'dry' industrial uses will be permitted in the rural areas of the County in accordance with the criteria set forth in Part IV, Section 6.

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### **3.5 Home Businesses**

- 3.5.1 Home businesses have and will continue to emerge as alternate employment sources as a result of changing technological, demographic and economic conditions. They are recognized as a valuable component of the County economy provided that environmental and agricultural resources are not threatened.
- 3.5.2 Home businesses are encouraged to promote improved employment opportunities for the handicapped, the elderly, parents with young children and rural dwellers; reduced employer/employee costs related to transportation, office costs, clothing and child care expenses; more efficient use of land, housing and transportation resources; incubators for small businesses which are significant creators of new jobs; enhancement of tourism and; improved access to services.
- 3.5.3 Rural home businesses tend to be more industrial in nature and are often related to farm operations. They are important sources of supplemental income to farmers.
- 3.5.4 Council encourages home businesses in urban and rural areas of the County. Zoning by-laws will permit home businesses and will distinguish between rural and urban home businesses with respect to definitions, permitted zones and performance standards. Performance standards will address issues related to maximum allowable floor space, number of employees permitted, and control of emissions, outside storage, signage and parking.
- 3.5.5 The establishment of new arts and crafts workshops as home businesses is encouraged in the County. Small retail sales outlets in the dwelling unit or accessory building for selling the arts and crafts produced on the premises will also be permitted, subject to the provisions of the applicable Zoning By-law.

### **3.6 Social and Community Services and Facilities**

- 3.6.1 The rural atmosphere and the sense of community in the County offers a quality of life that is attractive to many elderly and physically, socially and mentally challenged people. The services, facilities and housing that are available in the County for people with special needs are an important component of the County's economy, as this sector employs many people. People requiring social or health care services also contribute significantly to the local economy year round in other ways through their day-to-day requirements for food, clothing, recreation and leisure.

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3.6.2 Vital, well operated and maintained institutions and community facilities such as the hospital, schools, day care facilities, the home for the aged, nursing homes and community centres provide services that are essential in maintaining a high quality of life and attracting future economic development to the County.

#### **4.0 SOCIAL/COMMUNITY DEVELOPMENT**

##### **4.1 General Strategies**

4.1.1 In keeping with the Vision for Prince Edward County, it is the intent of this Plan to address social and community development while recognizing that Prince Edward County will remain predominantly a rural community, with an emphasis on caring and resourcefulness which can be shown to have probable positive impacts for quality of life and sense of community for our residents.

4.1.2 In order to improve the quality of life and promote a sense of community for the residents of Prince Edward County, the following initiatives will be taken:

- a) to develop to the greatest extent possible all opportunities for economic, educational, health care, recreational and social development;
- b) to increase the County's capacity to make decisions and to take organized action to promote its own development;
- c) to provide people of all ages with access to essential housing, health care services, educational and recreational facilities and programs;
- d) to promote the availability of social and community services through the efforts of volunteers and outreach programs and through the provision of non-institutional community and in-home care;
- e) to integrate the people who have recently moved to the County into the social fabric of the community;
- f) to encourage the social interaction of people of all ages; and
- g) to encourage the communication, co-operation and collaboration of all government agencies and appropriate private interests in order to enhance the co-ordination and efficient delivery of essential social and health care services in the County.

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- 4.1.3 The high quality of life that is offered in the County should provide a strong incentive for people to reside and work in the County and hence invest in it.

## **4.2 Community Improvement**

- 4.2.1 In keeping with the strategy for the social and community development of Prince Edward County, it is the intent of the Plan to implement community improvement programs, which promote the following goals:

- a) to stabilize and enhance existing development by providing a safe, convenient and attractive environment for County residents;
- b) to provide for and encourage the ongoing maintenance, improvement, rehabilitation and renewal of the County's residential, commercial, industrial and recreational areas.

- 4.2.2 In order to achieve the goals outlined above, several objectives have been formulated. The objectives are:

- a) to encourage the maintenance and improvement of the existing housing stock in a safe and attractive form and in compliance with the provisions of the municipal maintenance and occupancy (property) standards by-law;
- b) to encourage the provision, maintenance and upgrading of the physical infrastructure and public services and utilities;
- c) to ensure that the population is served by an adequate supply of community and recreational facilities;
- d) to alleviate or eliminate any problems resulting from existing incompatible land uses within the County;
- e) to enhance the visual and environmental characteristics of the County;
- f) to encourage the preservation of the County's heritage buildings and historical resources;
- g) to preserve and enhance the commercial downtown areas as primary retail commercial centres in the County;
- h) to enhance the County's ability to accommodate new development and economic growth and to foster a favourable climate for investment;

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- i) to undertake a monitoring program to review budgeting and program direction in respect to the attainment of specific policies.

#### 4.2.3

Community improvement goals and objectives will be achieved through the selection and identification of community improvement areas. These areas shall be selected where some or all of the following deficiencies and opportunities have been identified:

- a) the existence of sanitary and storm sewers and water systems requiring upgrading or construction;
- b) the existence of roads, curbs, sidewalks, street lighting or other municipal services and/or utilities requiring construction or upgrading;
- c) the need for new or the upgrading of existing recreational, institutional, social-cultural or community facilities, including those serving the needs of special groups;
- d) the presence of incompatible land uses or environmental problems;
- e) the existence of building stock including housing showing signs of deterioration and requiring rehabilitation and upgrading;
- f) the location of lands with potential for infill development or improvement to under-used properties or buildings;
- g) the existence of deficient structural or aesthetic quality of streetscapes, particularly in existing commercial areas; and
- h) the presence of opportunities to enhance tourism and public education.

#### 4.2.4

On the basis of the criteria outlined in Part III, Section 4.2.3, the following urban centres, hamlets and villages have been identified and designated on Schedule 'E' as community improvement areas:

- a) Picton Urban Centre
- b) Village of Rossmore
- c) Hamlet of Rednersville
- d) Hamlet of Ameliasburgh
- e) Hamlet of Consecon
- f) Hamlet of Hillier
- g) Hamlet of Demorestville
- h) Hamlet of Cherry Valley

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- i) Wellington Urban Centre
- j) Village of Bloomfield
- k) Hamlet of Waupoos
- l) Hamlet of Milford

Community Improvement Background Studies have been prepared for all of the designated communities. The Background Studies outline a matrix of opportunities and constraints for each community, financial and non-financial solutions, priorities, resources and time frame for implementation. The Background Studies should be referred to when developing Community Improvement Plans and should be updated as part of the 5-year Official Plan Review.

4.2.5 In implementing this Plan's Community Improvement goals and objectives, the County shall:

- a) designate by by-law, the whole or any part of any urban centre, village or hamlet as a community improvement project area(s), on the basis of the criteria outlined in Part III, Section 4.2.3;
- b) participate in available public funding programs to assist in the implementation of Community Improvement Plans;
- c) incorporate any other relevant municipal programs into community improvement;
- d) encourage the participation of the private sector in the implementation of community improvement;
- e) support and encourage the participation of local community groups, service clubs and other public organizations in the implementation of community improvement;
- f) make use of the Ontario Heritage Act to support the preservation of the natural and/or cultural heritage features of the County;
- g) improve, acquire or dispose of land and/or buildings in a designated area in accordance with a Community Improvement Plan;
- h) develop and enforce maintenance and occupancy standards by-laws;

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- i) upgrade and provide utilities, municipal services, recreational and community services; and
- j) undertake the preparation of Community Improvement Plans and the development of community improvement programs pursuant to Section 28 of the Planning Act, 1990.

### **4.3 Housing**

4.3.1 The provision of adequate housing is a fundamental requirement for the social well being of all residents in Prince Edward County. In order to ensure an adequate level of housing in the County, it is the intent of this Plan:

- a) to encourage and facilitate the development and maintenance of an appropriate mix of housing types to meet the needs, incomes, preferences and lifestyles of all County residents;
- b) to integrate housing for people with special needs (physically, mentally or socially challenged) into the communities of the County where they care for themselves as much as possible in a non-institutional setting;
- c) to encourage the provision of adequate affordable housing for persons of low, moderate and middle income across the County, especially for single-parent families;
- d) to monitor the housing market and periodically indicate where particular demands are and are not or will or will not be met; and
- e) to work with the private sector, the non-profit sector and the co-operative sector as well as interest groups and special needs groups to act as principal agents in the supply of housing.

4.3.2 Special needs housing provide for a group of individuals (generally 3 to 8 persons) to live in a residential dwelling under supervised programs tailored to their needs. Such housing is licensed and/or approved for funding under provincial statutes and maintained in compliance with municipal by-laws and shall be permitted in any designation providing for residential uses.

4.3.3 The County of Prince Edward will encourage and support services and alternate housing forms to meet the needs of senior citizens who wish to live with as great a level of autonomy as possible, reducing the number seeking institutional care. This could include:

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- a) the temporary placement of a self-contained but smaller detached portable dwelling unit built to Building Code specifications within the yard of an existing detached dwelling where municipal water and sewage supply systems are available, subject to municipal approval. The portable dwelling unit will be appropriately connected to sanitary sewage, water supply and electrical services of the principle dwelling on the property. The portable dwelling unit for senior citizens will require the enactment of a temporary use by-law by the municipality. The temporary use by-law can be extended as required and allowed to lapse when the portable dwelling is no longer needed and removed from the property;
- b) an addition to an existing dwelling to either house the family member requiring care and supervision, or to house the family member providing the care and supervision, subject to the proper approvals for servicing;
- c) the conversion of a portion of an existing dwelling into one separate apartment within the dwelling, where municipal water and sewage supply systems are available; and
- d) the provision of home care by a network of paid and volunteer programs such as Meals on Wheels and Victorian Order of Nurses.

- 4.3.4 In addition to the above, a network of apartment housing for senior citizens, nursing homes, homes for the aged and the Prince Edward County Memorial Hospital will provide a variety of levels of care and service for its users and residents.
- 4.3.5 Housing projects for senior citizens shall be located primarily in urban centres and villages, close to the commercial centres and the provision of necessary services and amenities.
- 4.3.6 The County will work in collaboration with the District Health Council and its Long Term Care Planning Committee to develop an enhanced system of long term care services and supports for elderly persons and persons with disabilities in the County.
- 4.3.7 The County of Prince Edward will attempt to ensure that sufficient housing to meet the needs of the community is available in accordance with the objectives of the Provincial Policy Statement and the policies of this Plan.
- 4.3.8 The County will ensure that a three (3) year supply of all types of housing in a combination of draft approved and/or registered lots and blocks of residential land on plans of subdivisions is available and that a ten (10)

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year supply of residential land is designated. In this regard the County will:

- a) review servicing programs so that any constraint on the supply of serviced residential land can be identified and overcome;
- b) adopt a guideline outlining the time frames and procedures at each stage of the planning and development approval process in order to facilitate timely planning approvals; and
- c) monitor and prepare annual reports on residential development activity.

4.3.9 The County will also:

- a) encourage an appropriate supply of rent supplement and rent geared-to-income units and promote the availability of such housing throughout the County;
- b) encourage the renovation and rehabilitation of residential uses above commercial uses in Picton, Wellington and Bloomfield;
- c) allow as-of-right accessory apartments in residential zones in Picton and Wellington;
- d) develop a rental-housing database, which would provide an inventory of existing rental stock and enable monitoring of the County's rental housing stock;
- e) seek to maximize funding by senior levels of governments in developing assisted and supplemented family housing units, particularly in Picton and Wellington;
- f) encourage and promote the use of government assistance programs to restore and rehabilitate housing stock and facilitate the use of housing programs;
- g) use holding and bonusing provisions of the Planning Act, 1990 to achieve affordable housing objectives related to density of development in urban serviced areas; detail of such a bonusing policy would be provided in the appropriate Secondary Plan; and
- h) encourage a mixture of housing types and densities in new subdivisions.

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#### **4.4 Heritage Conservation**

- 4.4.1 Conservation of heritage resources is important not only for tourism and economic development, but also as a means of promoting and enhancing social and community development by exposing visitors and residents to the rich history and sense of place of the County.
- 4.4.2 The locations of built heritage resources have been mapped in the Background Studies to the Official Plan Update and are inventoried in the Historical Architectural Survey of Prince Edward (H.A.S.P.E.) and the publication The Settler's Dream.
- 4.4.3 It is the intent of this Plan to:
- a) preserve historic buildings, streetscapes, areas, scenic routes, museums, archaeological sites (known and suspected) and other heritage assets throughout the County; and
  - b) apply the appropriate heritage resource management policies to all development and redevelopment within Prince Edward County in all land use designations.
- 4.4.4 County Council will manage and protect the County's heritage resources by:
- a) appointing a Local Architectural Conservation Advisory Committee (L.A.C.A.C.);
  - b) designating any real property under the Ontario Heritage Act for which such recognition is requested and/or approved by the owner(s) and which is considered by Council to be of heritage value;
  - c) maintaining a municipal register of designated properties in the office of the County Clerk;
  - d) maintaining and administering a heritage grant program (contingent upon Provincial Government funding) for owners of properties designated under Part IV of the Ontario Heritage Act;
  - e) providing for the programs of the County's museums by assessing the physical condition and needs of museum infrastructure and collections to ensure adequate and ongoing protection of museum facilities and resources; and

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- f) providing for the study of streets, areas, districts or hamlets throughout the County to be considered for future designation as Heritage Conservation Districts under Part V of the Ontario Heritage Act, based on some or all the following criteria:
- i) the majority of the buildings reflect an aspect of the history of the community or County by nature of location and historical significance of setting;
  - ii) the majority of the buildings are of a style of architecture or a method of construction significant historically or architecturally to the community, County or Province;
  - iii) the district contains other important physical, environmental, or aesthetic characteristics that in themselves do not constitute sufficient grounds for the designation of a district, but which lend support in evaluating the criteria for designation;
  - iv) the district is an area of special association that is distinctive within the community and, as a result, contributes to the character of the entire community; and
  - v) the district has yielded or is likely to yield information important in prehistory or history.

4.4.5 County Council will promote the integration of heritage conservation into the planning and development process, especially in the areas of land use and environmental planning by:

- a) circulating development and redevelopment proposals (including applications for consents, zoning by-law amendments, official plan amendments and subdivisions) for all property containing an inventoried heritage resource, designated building or property, to the L.A.C.A.C. for comment on the potential impact on heritage resources and recommendations regarding mitigative measures;
- b) using the site plan control process, subdivision agreements and other powers conferred by the Planning Act, R.S.O. 1990, to facilitate the retention of heritage resources and the compatibility of new development with these resources;
- c) recommending consents only when the integrity and character of an inventoried or designated heritage resource on the subject property (both severed and retained) will not be compromised by the consent;

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

- d) evaluating any proposed re-use of a heritage designated or inventoried property based on the established heritage significance of the property;
- e) requiring a heritage impact study in situations where Council deems that development may adversely affect a heritage resource;
- f) ensuring that community improvement plans and programs facilitate the preservation, rehabilitation, renewal and re-use of heritage resources; and
- g) ensuring that secondary plan studies and plans of subdivision identify heritage resources and propose means to protect and enhance these resources.

4.4.6 County Council will promote the development of Highway No. 33 in a manner that is compatible with its designation as the Loyalist Parkway. More detailed policies as to how this will be achieved are outlined in Part III, Section 2.2.4.

#### **4.5 Community Facilities and Programs**

4.5.1 Many community facilities of the County including libraries, community centres, government offices, churches and others, play an important role in the social and community development of the County. These facilities and their associated programs provide the basis for a social support network and interaction among County residents. In order to provide such facilities to the residents of Prince Edward County within the limits of available financial resources, it is the intent of this Plan:

- a) that community facilities be located, constructed and operated in such a way that they promote shared use, universal access and a sense of community; and
- b) that community facilities be provided as geographically close to County residents as possible, realizing that major facilities will most likely be located in the urban areas.

4.5.2 Council shall support the use of heritage buildings for public uses (e.g. tourism bureaus, art display spaces, civic office space etc.).

4.5.3 The County shall continue to co-operate with the annual County Fair Board regarding the proper maintenance or reconstruction of the County exhibition buildings. The buildings' use for other community purposes such as a farmer's market or art gallery shall also be encouraged.

### **PART III - GENERAL DEVELOPMENT STRATEGIES**

- 4.5.4 Council shall ensure the integration of barrier-free access to community facilities through the site plan approval process.
- 4.5.5 Community facilities for seniors shall be encouraged to locate in Picton and Wellington, near or within the commercial centres.
- 4.5.6 Daycare facilities shall be located throughout the community in both public and private settings. Informal arrangements caring for five children or fewer in private homes shall be encouraged in order to provide daycare geographically where it is needed.
- 4.5.7 The security of person and community should be promoted through the promotion of programs such as Neighbourhood Watch, Block Parents and adequate levels of policing.
- 4.5.8 Community facilities and public uses will be permitted in the Urban Centre, Village, Hamlet, Shore Land and Rural designations of Schedule 'E'. The County shall be satisfied that the facility or use is compatible with adjacent uses, is appropriate in scale and function, and can be adequately serviced.
- 4.5.9 The County encourages a new community facility to be situated within existing settlement areas, especially where municipal services are available. This recognizes the important role that a community facility can play in the social development of a community and will promote pedestrian access to the facility.

#### **4.6 Health Care Services and Facilities**

- 4.6.1 The provision of essential health care services and facilities is important in ensuring the social well being of County residents and also plays a predominant role in the economy of the County. As the population in the County increases and generally ages over the time horizon of this Plan, demand for health care services and facilities will increase. In order to promote a healthy community for current and future generations of County residents, it is the intent of this Plan:
- a) to provide clean air, land and water as the basis for healthy living; and
  - b) to support a continuum of care within the County, including day care, home care, nursing homes and the Prince Edward County Memorial Hospital.

### **PART III - GENERAL DEVELOPMENT STRATEGIES**

- 4.6.2 The focus of the provision of health services shall be on preventive care so that there will be less stress put on health care institutions and services. To this end, educational, recreational and other appropriate preventive programs shall be encouraged throughout the County.
- 4.6.3 The County will plan collaboratively with the District Health Council and other partners in the community to provide accessible, affordable and appropriate health and social services in the County.
- 4.6.4 The County shall attempt to ensure that all levels of health and social services are accessible to all residents of the County, even though all levels of care may not be available within the County.
- 4.6.5 The transportation of the physically disabled, the elderly, the sick and socially disadvantaged within the County has been identified as a social issue. It is hoped that a co-operative venture amongst those institutions and businesses with vehicles, some of which have wheelchair accessibility, may be able to meet this need while being affordable to its users.
- 4.6.6 The County will work in collaboration with partners in the community (including the District Health Council, when appropriate) to provide the necessary transportation and support to decrease the negative effects of going outside the County to utilize tertiary and specialty services.
- 4.6.7 A 911 emergency response system shall be implemented and supported by the County to break down isolation of residents in emergency situations.
- 4.6.8 Problems of family abuse, alcoholism and drug abuse shall be addressed in programs provided for in the health care system.
- 4.6.9 The County encourages any new health care facility to be situated within existing settlement areas, especially where municipal services are available. This recognizes the important role that a health care facility can play in the social development of a community and will promote pedestrian access to the facility.
- 4.6.10 Health care facilities will be permitted in the Urban Centre, Village, Hamlet, Shore Land and Rural designations of Schedule 'E'. The County shall be satisfied that the facility or use is compatible with adjacent uses, is appropriate in scale and function and can be adequately serviced.

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## **4.7 Recreational Facilities**

- 4.7.1 Both passive and active recreational activities help contribute to the physical and mental health and well being of County residents. Parks, arenas, playgrounds, marinas, cycling trails and golf courses make up the many recreational facilities found in the County. There is a heavy emphasis on water-based activities such as sailing, boating, swimming, scuba diving and fishing. It is the intent of this Plan to encourage the development of recreational facilities and activities in the County:
- a) which are community based and which are constructed, organized and run for the benefit of the maximum number of County residents; and
  - b) which promote the physical and emotional well being of County residents as well as the increased social interaction, integration and support that results from such activity.
- 4.7.2 The community centres in Wellington and Picton should be maintained as they are important for the provision of recreational opportunities to outlying areas of the County.
- 4.7.3 The County may create small public parks and water access areas for the general public on the sites as indicated on Schedule 'D'. Adequate off-street parking that poses no traffic hazard shall be provided. Any unopened road allowances that provide public access to *the* shoreline should not be closed and conveyed by the County to private landowners unless provisions for alternative public access have been provided in order that public access may be maintained to the shoreline.
- 4.7.4 The County shall support the continued existence of conservation areas and provincial parks within the County, as shown on Schedule 'D'. Any future conservation areas or provincial parks shall be incorporated as an amendment to this Plan.
- 4.7.5 Proposed major bicycle trails along the County Roads and the Loyalist Parkway are shown on Schedule 'D'. When the County or Province improves these road surfaces, they will endeavour to add a paved bicycle path along the shoulders in order to provide increased traffic safety. Trailside resting stops and small picnic parkettes may also be provided on suitable sites along the trails.
- 4.7.6 To ensure that adequate lands are available to meet the open space and recreational needs of the residents of the County, Council shall require the conveyance of up to a five percent park land dedication in the case of new residential development and up to a two percent parkland dedication in the

## **PART III - GENERAL DEVELOPMENT STRATEGIES**

cases of new commercial or industrial development. In addition, Council may accept a "cash-in-lieu" of parkland payment when deemed appropriate.

- 4.7.7 All lands dedicated for parkland purposes must be in a satisfactory physical condition and be located in a manner, which provides for their use by the general public. Where a proposed development abuts a body of water, Council shall endeavour to require that the lands dedicated for parkland be located adjacent to the body of water. Lands susceptible to flooding or other environmental hazards need not be accepted as part of the parkland dedication.

#### **4.8 Educational Facilities and Programs**

- 4.8.1 Education at all levels is one of the key elements that will contribute to the future social, economic and environmental well being of the County. It is important that educational facilities and programs reflect the needs of County residents. In this regard, it is the intent of the County:
- a) to consult and co-operate with the Hastings and Prince Edward District School Board and the Algonquin & Lakeshore Catholic District School Board for the provision of educational facilities and services; and
  - b) to support the continuing important economic and social role that education plays in the County.
- 4.8.2 This Plan recognizes the benefits of a high level of literacy across the County and to this end, supports programs both within and without the school building that will achieve this objective.
- 4.8.3 Educational programs and facilities that will contribute to the prevention and early treatment of social problems including but not restricted to alcoholism and drug abuse are supported.
- 4.8.4 The expense of busing students should be controlled as much as possible through the rationalization of bus routes aimed at preventing their undue extension as a result of scattered lot creation and settlement.
- 4.8.5 A conservative growth of 1% per year is anticipated for student enrolment in the County's schools for the next 10 to 15 years. It is anticipated that this increased enrolment can be accommodated through the renovation or expansion of existing facilities. If there is a demonstrated need for a new facility to accommodate the growing school enrolment, consideration should be given to the locational criteria provided in Part III, Section 4.8.7 when looking for an appropriate school site.

### **PART III - GENERAL DEVELOPMENT STRATEGIES**

- 4.8.6 Educational facilities will be permitted in the Urban Centre, Village, Hamlet Shore Land and Rural designations of Schedule 'E'.
- 4.8.7 The County encourages a new school to be situated within existing settlement areas, especially where municipal services are available. This recognizes the important role that a school can play in the social development of a community and will hopefully allow for some pedestrian access to the school at all times of the day.
- 4.8.8 It is not anticipated that any schools will be closed within the planning period of this Plan. However, if a school is to be studied for closure, it is encouraged that the school be converted to a use, which is needed within the community and is compatible with adjacent uses.



## **IV LAND USE DESIGNATION POLICIES**

### **A. INTRODUCTION - GROWTH AND SETTLEMENT STRATEGY**

In keeping with the Vision for Prince Edward County, it is the intent of this Plan to provide for a range of housing opportunities and living environments for the County's residents. The County will encourage the majority of growth to be accommodated in the County's settlement areas in order to provide support for community, institutional and commercial facilities and to capitalize on investments made in servicing infrastructure. Residential development outside of settlement areas will be controlled and designed so as to maintain the rural landscape character.

The land use designations on Schedule 'E' and the policies of Part IV of the Plan are intended to achieve this strategy. These designations are as follows: Urban Centre, Village, Hamlet, Shore Land, Prime Agricultural, Rural, Outdoor Recreational Land, Environmental Protection, Aggregate, Industrial, Waste Disposal and Public Land.

Three settlement area designations are established by the Plan, Urban Centre, Village and Hamlet, reflecting a hierarchy of sizes, functions, mix of uses, servicing infrastructure and prospects for growth. Secondary Plans may be prepared for individual settlement areas to provide more detailed policies.

The intent of the Prime Agricultural designation is to protect farming areas in the County and to direct growth to more suitable locations. Some development opportunities will be provided in the rural areas in order to meet the demand for alternative residential lifestyles. It is recognized, however, that a good supply of rural lots was created in the 1980's and growth projections do not support or anticipate a large increase in population or the need for substantial lot creation. Due to the difficulties associated with private sewer and water services in the rural area, subdivisions will be discouraged in the Rural designation. Subdivision development is encouraged in the Urban Centres *and* may be permitted in the *Village*, Hamlet and Shore Land designations, where communal water supplies are more easily provided or where detailed hydrogeological information supports its creation.

## **PART IV – LAND USE DESIGNATION POLICIES**

## **1.0 URBAN CENTRES**

### **1.1 Rationale/Strategy for Development**

- 1.1.1 Approved Secondary Plans are in place portions of the Picton and Wellington Urban Centres. The above Secondary Plans contain policies on, among other things, the location of urban land uses, the timing of development, the proper implementation of the Plan, the methods of servicing, parks and open spaces and urban consents, and a statement on the goals and objectives of the communities involved. These plans shall remain in effect until such time as new Secondary Plans have been approved in accordance with the policies of this Plan.
- 1.1.2 Until a new Secondary Plan has been prepared for the Picton Urban Centre or the existing Secondary Plan has been amended, the development of lands within the Urban Centre designation but outside the boundaries of the approved Picton-Hallowell Secondary Plan shall be limited to existing uses and uses permitted by the Rural designation; however, incremental extension of municipal water and sewer services to serve existing uses in these areas may be permitted. Major new residential, commercial or industrial development will require an amendment to the Secondary Plan or the preparation of a new Secondary Plan in accordance with Part VI, Section 1.13 of this Plan.
- 1.1.3 Notwithstanding Part IV, Section 1.1.2, the Picton Golf and Country Club Golf Course will continue to be subject to the Special Provisions specified in Part IV, Section 7.5 of this Plan.
- 1.1.4 Notwithstanding Part IV, Section 1.1.2, the Loch Sloy Industrial Park will continue to be subject to the Industrial policies specified in Part IV, Section 10.0 of this Plan.
- 1.1.5 In preparing a new Secondary Plan for the Picton Urban Centre, the following matters will be considered:
- a) the identification of the area in Lots 19, 20 and 21, Concession III, Military Tract, Hallowell Township (on the north side of County Road No. 1, east of Highway No. 33), for employment uses in accordance with Part III, Section 3.4.5;
  - b) the development of an arterial road, utilizing the former rail corridor, to serve the designated industrial areas.

## **PART IV – LAND USE DESIGNATION POLICIES**

- 1.1.6 Until a new Secondary Plan has been prepared for the Wellington Urban Centre or the existing Secondary Plan has been amended, the development of lands within the Urban Centre designation but outside the boundaries of the approved Wellington Secondary Plan shall be limited to existing uses and uses permitted by the Shore Land designation; however, incremental extension of municipal water and sewer services to serve existing uses in these areas may be permitted. Major new residential, commercial or industrial development will require an amendment to the Secondary Plan or the preparation of a new Secondary Plan in accordance with Part VI, Section 1.13 of this Plan.

The western and southern limits of the Urban Centre Designation south of Highway 33 as shown on Schedule 2 to this Official Plan Amendment No. 17 have been established as a result of Minutes of Settlement. Those land owners in the “Lewisville Area” who filed a Notice of Appeal against Prince Edward County Official Plan Amendment No. 17 strongly oppose any further alteration to the limits of the Urban Centre Designation south of Highway 33 as shown on Schedule “2” to Official Plan Amendment No. 17.

In the absence of a significant change in circumstances, and subject to the requirements of the Planning Act, R.S.O. 1990, c.P.13, as amended, regarding periodic reviews of a municipality’s official plan, there shall be no alteration to the limits of the Urban Centre Designation south of Highway 33 as shown on Schedule “2” to this Official Plan Amendment No. 17.

- 1.1.7 In preparing a new Secondary Plan for the Wellington Urban Centre, the following matters should be considered:
- a) the development of an alternative means of truck access to serve the existing industrial area at the north end of Cleminson Street.

1.1.8 Home Hardware Part of Lot 18, Concession 3 Military Tract – Hallowell

Lands designated Urban Centre and denoted as “Section 1.1.8” on Schedule ‘E’ to this Plan are also the subject of detailed land use policies within the Picton-Hallowell Secondary Plan. Refer to the County Official Plan No. 34, Section 3.8.8(ii) of Policy Area 8 in the Picton-Hallowell Secondary Plan.

*Schedule ‘E’ Land Use Designations is hereby amended by inserting the notation “See Section 1.1.8, OPA No. 34 as shown on Schedule ‘1’ to this amendment for the subject 4.25 hectares (10.5 acres) land holding.*

## **PART IV – LAND USE DESIGNATION POLICIES**

## **2.0 VILLAGES**

### **2.1 Rationale/Strategy for Development**

- 2.1.1 It is the intent of this Plan to protect the County's Villages of Bloomfield and Rossmore as traditional rural service and commercial centres. Facilities and attractions in Bloomfield are part of the County's charm and tourism draw.
- 2.1.2 Bloomfield and Rossmore are serviced with municipal water supply. The water distribution system may be incrementally extended within the Village designation applying to these communities to serve existing and proposed development. The cost of the extension of the water distribution system shall be the responsibility of the developer, except as may be otherwise provided for in the County's approved capital works funding.
- 2.1.3 An approved Secondary Plan is in place for the Village of Rossmore. The Secondary Plan contains policies on, among other things, the location of urban land uses, the timing of development, the proper implementation of the Plan, the methods of servicing, parks and open spaces and urban consents, and a statement on the goals and objectives of the communities involved.
- 2.1.4 Until a new Secondary Plan has been prepared for Rossmore or the current Secondary Plan is amended, the development of lands within the Village designation but outside of the approved Rossmore Secondary Plan shall be limited to existing uses and uses permitted by the Rural designation; however, incremental extension of municipal water services to serve existing uses in these areas may be permitted. Major residential, commercial or industrial development will require an amendment to the Secondary Plan or the preparation of a new Secondary Plan in accordance with Part VI, Section 1.13 of this Plan.
- 2.1.5 A Secondary Plan will be prepared for Bloomfield In accordance with Part VI, Section 1.13.5 of this Plan. Until such time as the Secondary Plan is prepared, the Village policies in Part IV, Section 2.0 will apply.

### **2.2 Permitted Uses**

- 2.2.1 The predominant uses of land in the Village designation will be a mix of low density residential uses, community facilities such as parks, schools and community centres, dry commercial uses that service the needs of tourists and surrounding residents, as well as home businesses and dry

## **PART IV – LAND USE DESIGNATION POLICIES**

industrial uses. Bed and breakfast establishments run as home businesses are permitted. Multiple residential buildings containing four or more residential units may be permitted in appropriate locations subject to the policies of Sections 2.3 and 2.4.

- 2.2.2 The predominant dry commercial uses shall include retail and service commercial facilities' including such uses as business and professional offices, and antique and arts and crafts shops. Eating establishments and tearooms may also be permitted. In addition, government facilities and highway commercial uses such as farm equipment sales and service, flea markets, auction sale barns, automobile service stations and sales establishments may be permitted in appropriate locations subject to the policies of Sections 2.3 and 2.4. Residential uses accessory to the above uses may also be permitted.
- 2.2.3 The predominant dry industrial uses shall be manufacturing, assembling, processing, warehousing, wholesaling, repairing and servicing, transportation terminals and research and development. Accessory residential uses to the above uses are generally not permitted.

### **2.3 Pattern of Development**

- 2.3.1 Traditionally, villages have developed with a compact central core of business and institutional uses, surrounded by residential uses from which people are able to access the core by walking. This traditional form shall be maintained.
- 2.3.2 The limits of the village shall be well defined. Ribbon or strip development along roads entering the village shall be discouraged. Natural features such as creeks and woodlots should be maintained as a buffer between the village and the abutting agricultural/rural land.
- 2.3.3 All future residential development shall be encouraged in depth rather than in strips along the main roads, with provision for access from the main road to a second or third tier of lots behind the existing village development.
- 2.3.4 Residential and commercial infilling shall be a visual and economic asset to the village and should exhibit characteristics that are in keeping as much as possible with the traditional architectural and design elements and the village's historical character.

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- 2.3.5 Infill structures shall be set back from a public road allowance such that they are in keeping with the established building line for the area. This will help ensure that the buildings are located in a visually close, traditional relationship to the roadway.
- 2.3.6 Service and retail commercial uses along with smaller community facilities will be directed to the centres of the villages and shall be planned as an extension of the existing business core or as infilling in the existing business area.
- 2.3.7 Community and recreational facilities such as a school, church, community centre, curling club, baseball diamond or lawn bowling greens that require large parcels of land should be located on or near a major road, buffered from residential uses but not removed from them, and adjacent to each other wherever possible.
- 2.3.8 Passive recreational parks including playground facilities, walking trails, cycling trails, picnicking facilities or benches should be incorporated into new and existing residential development. Walking and cycling trails should be located along natural features such as a shoreline or creek and should provide the links between residential areas, community and recreational facilities and the commercial core of the village.
- 2.3.9 New development should occur as infilling or as incremental development contiguous to the existing built-up areas of villages so as to maintain a compact village form.

## **2.4 Planning Policies**

### **2.4.1 General**

- a) care shall be taken to ensure that commercial, industrial and residential uses permitted in villages are mutually compatible. New industrial uses will not be permitted in areas, which have developed predominantly with residences, or in the logical path of future residential uses or in areas where their effects on surrounding uses could be adverse;
- b) consents for residential, commercial and industrial development may be permitted for the creation of up to five lots (i.e. up to four severed lots and one retained lot) subject to the provisions of Part V, Section 1.3.4, provided that the lots (severed and retained) are

## **PART IV – LAND USE DESIGNATION POLICIES**

of a size and configuration that would not lend themselves for further subdivision;

- c) residential, commercial and industrial development which would involve six or more lots shall take place according to a registered plan of subdivision. The appropriate level of sanitary sewage services to be provided shall be determined in accordance with a Servicing Options Investigation (as defined in Part I, Section 3.13).

#### 2.4.2 Residential

- a) consents for residential development may be permitted provided that:
  - i) the residential lots shall be serviced by municipal water and private sewage disposal systems in accordance with the policies of Part III, Section 2.7;
  - ii) residential lots for a single detached dwelling shall generally have a minimum lot area of 0.4 hectares;
  - iii) the minimum lot size for each dwelling unit contained within a detached or duplex dwelling shall generally not be less than 0.4 hectares;
  - iv) notwithstanding Part IV, Section 2.4.2 a) ii) to the contrary, residential lots for a single detached dwelling within the Village of Bloomfield shall have a minimum lot area of 0.2 hectares; and
  - v) the provisions of Part V, Section 1.3.4 are satisfactorily addressed.
- b) residential development by way of a registered plan of subdivision shall be subject to the following:
  - i) residential lots for a single detached dwelling shall generally have a minimum lot area of 0.4 hectares. The minimum lot area may be increased or decreased by the Ministry of the Environment and Energy or the County depending upon the results of a hydrogeological study;

## **PART IV – LAND USE DESIGNATION POLICIES**

- ii) the minimum lot size for each dwelling unit contained within a semi-detached or duplex dwelling shall generally not be less than 0.4 hectares. The minimum lot size may be increased or decreased by the Ministry of the Environment and Energy or the County depending upon the results of a hydrogeological study;
- iii) Plans of Subdivision shall be developed in accordance with policies outlined in Part V, Section 1.2 of this Plan.

### 2.4.3 Commercial and Industrial Uses

- a) dry commercial and industrial uses shall be developed in accordance with the following provisions:
  - i) the minimum lot size shall be appropriate for the proposed use, with a minimum area of approximately 0.4 hectares if serviced by municipal water and private sewage disposal systems;
  - ii) notwithstanding Part IV, Section 2.4.3 a) i), the minimum lot size for a dry commercial use within the business core shall be 0.2 hectares;
  - iii) a dry industrial park shall be developed by a plan of subdivision with lot sizes determined by the results of a hydrogeological study, but in no instance shall the lots be any smaller than 0.4 hectares;
  - iv) adequate off-street parking and loading spaces shall be provided for commercial and industrial uses and any accessory permitted residential use. The loading spaces and parking lots for the commercial businesses should where possible be located on-site and in close proximity to the business core and should be at the rear of commercial buildings. Wherever possible access to the rear parking should be via a service road or secondary street and not be directly onto the main street;
  - v) as an alternative to providing the required on-site parking facilities for permitted commercial uses within that portion of the business core identified in the implementing Zoning By-

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law, Council may enter into an agreement with a developer to accept a cash payment in lieu of parking;

- vi) the front yard between the roadway and the building should be landscaped and maintained in a manner that is appropriate to and consistent with the character of the village;
  - vii) commercial buildings should be made accessible to all persons; and
  - viii) site plan control as outlined in Part VI, Section 1.11 of this Plan will be exercised by the Council for all commercial and industrial development;
- b) applicants for a rezoning of land to permit any eating establishment or a tea room shall demonstrate to the Council and the local Health Unit the quality of the ground water, the projected water usage and septic needs for the proposed use. Prior to rezoning the lands to permit the use, care shall be taken to ensure that the sewage can be adequately treated on site. The requirements of Part IV, Section 2.4.3 a) shall also apply.

#### 2.4.4 Other

- a) recreational uses shall be developed in accordance with the policies in Part III, Section 4.7 of this Plan;
- b) institutional uses shall be developed in accordance with the following policies:
  - i) institutional uses include but are not limited to the following: schools, churches; assembly halls and clubs; cemeteries; firehalls and other municipal buildings or offices; public uses and utilities systems;
  - ii) institutional uses shall be required to provide on-site sewage disposal at levels acceptable to the Ministry of the Environment and Energy, the local Health Unit and/or the County;
  - iii) such uses shall conform to the provisions of the implementing Zoning By-law; and

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- iv) site plan control as outlined in Part VI, Section 1.11 of this Plan will be exercised by Council.

## **2.5 Special Provisions**

(Reserved for future site specific amendments)

## **3.0 HAMLET**

### **3.1 Rationale/Strategy for Development**

- 3.1.1 It is the intent of this Plan to protect the County's Hamlets as traditional rural service and commercial centres. Facilities and attractions in Hamlets are part of the County's charm and tourism draw.
- 3.1.2 It is the intention of this Plan that Ameliasburgh, Consecon and a portion of Carrying Place shall be serviced with municipal water facilities. The service areas for Consecon and a portion of Carrying Place are shown on Schedules C1 and C2.
- 3.1.3 Traditionally, most hamlets have not been serviced by piped municipal water and sewer services. Soil conditions in hamlets exhibit varying abilities to support development on individual wells and sewage disposal systems. Further residential growth on individual services will be limited and on larger lots than required in the past in order to prevent future environmental/health problems and the need for unplanned service infrastructure.
- 3.1.4 The water distribution system may be incrementally extended within the Hamlet designation applying to Ameliasburgh, Consecon and Carrying Place to serve existing and proposed development. The cost of the extension of the water distribution system shall be the responsibility of the developer, except as may be otherwise provided for in the County's approved capital works funding.
- 3.1.5 Growth within the Hamlet of Ameliasburgh should generally be restricted to limited consent and infill development. Multi-lot/multi-unit development containing six or more residential units will not be permitted unless such proposals are supported by a Servicing Options Investigation (as defined in Part I, Section 3.13) and an Environmental Evaluation that demonstrates that there will be no negative effects on the water quality of Roblin Lake.

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- 3.1.6 Growth within the Hamlet of Consecon should generally be restricted to limited consent and infill development. Multi-lot/multi-unit development containing six or more residential units will not be permitted unless such proposals are supported by a Servicing Options Investigation (as defined in Part I, Section 3.13) and an Environmental Evaluation that demonstrates that there will be no negative effects on the quality of ground water and surface water.
- 3.1.7 Secondary Plans may be prepared for designated Hamlets in accordance with Part VI, Section 1.13 of this Plan. Until such time as Secondary Plans are prepared for these communities, the Hamlet policies in this Section will apply.
- 3.2 Permitted Uses**
- 3.2.1 The predominant uses of land in the Hamlet designation will be a mix of low density residential uses, community facilities such as parks, schools and community centres, dry commercial uses that service the needs of surrounding residents and tourists as well as home businesses and dry industrial uses.
- 3.2.2 Unless municipal water services are available, development in hamlets shall be restricted to single detached dwellings, semi-detached or duplex dwellings or an apartment over a retail establishment, and dry commercial and industrial uses. Bed and breakfast establishments run as home businesses are permitted.
- 3.2.3 The predominant dry commercial uses shall include retail and service commercial facilities' including such uses as business and professional offices, antique and arts and crafts shops. Eating establishments and tearooms may also be permitted. In addition, government facilities and highway commercial uses such as farm equipment sales and service, flea markets, auction sale barns, automobile service stations and sales establishments may be permitted in appropriate locations subject to the policies of Sections 3.3 and 3.4. Residential uses accessory to the above uses may also be permitted.
- 3.2.4 The predominant dry industrial uses shall be manufacturing, assembling, processing, warehousing, wholesaling, repairing and servicing, transportation terminals and research and development. Accessory residential uses to the above uses are generally not permitted.

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### **3.3 Pattern of Development**

- 3.3.1 Traditionally, hamlets have developed with a compact central core of business and institutional uses, surrounded by residential uses from which people are able to access the core by walking. This traditional form shall be maintained.
- 3.3.2 The limits of the hamlet shall be well defined. Ribbon or strip development along roads entering the hamlet shall be discouraged. Natural features such as creeks and woodlots should be maintained as a buffer between the hamlet and the abutting agricultural/rural land.
- 3.3.3 All future residential development shall be encouraged in depth rather than in strips along the main roads, with provision for access from the main road to a second or third tier of lots behind the existing hamlet development.
- 3.3.4 Residential and commercial infilling shall be a visual and economic asset to the hamlet and should exhibit characteristics that are in keeping as much as possible with the traditional architectural and design elements and historical character of hamlets.
- 3.3.5 Infill structures shall be set back from a public road allowance such that they are in keeping with the established building line for the area. This will help ensure that the buildings are located in a visually close, traditional relationship to the roadway.
- 3.3.6 Service and retail commercial uses along with smaller community facilities will be directed to the centres of the hamlets and shall be planned as an extension of the existing business core or as infilling in the existing business area.
- 3.3.7 Community and recreational facilities such as a school, church, community centre, curling club, baseball diamond or lawn bowling greens that require large parcels of land should be located on or near a major road, buffered from residential uses but not removed from them, and adjacent to each other wherever possible.
- 3.3.8 Passive recreational parks including playground facilities, walking trails, cycling trails, picnicking facilities or benches should be incorporated into new and existing residential development. Walking and cycling trails should be located along natural features such as a shoreline or creek and

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should provide the links between residential areas, community and recreational facilities and the commercial core of the hamlet.

- 3.3.9 New development should occur as infilling or as incremental development contiguous to the existing built-up areas of hamlets so as to maintain a compact hamlet form.

### **3.4 Planning Policies**

#### **3.4.1 General**

- a) care shall be taken to ensure that commercial, industrial and residential uses permitted in hamlets are mutually compatible. New industrial uses will not be permitted in areas, which have developed predominantly with residences, or in the logical path of future residential uses or in areas where their effects on surrounding uses could be adverse;
- b) in Hamlets without municipal water or sanitary sewage services, consents for residential, commercial and industrial development may be permitted provided that no more than a total of three lots are created (i.e. two severed lots and one retained lot) and the lots (severed and retained) are of a size and configuration that would not lend themselves for further subdivision;
- c) in Hamlets with municipal water services, consents for residential, commercial and industrial development may be permitted for the creation of up to five lots (i.e. up to four severed lots and one retained lot) subject to the provisions of Part V, Section 1.3.4, provided that the lots (severed and retained) are of a size and configuration that would not lend themselves for further subdivision;
- d) in Hamlets without municipal water or sanitary sewage services, residential, commercial and industrial development, which would involve four or more lots, shall take place according to a registered plan of subdivision. The appropriate level of water and sanitary sewage services to be provided shall be determined in accordance with a Servicing Options Investigation (as defined in Part I, Section 3.13).
- e) in Hamlets with municipal water services, residential, commercial and industrial development, which would involve six or more lots, shall take place according to a registered plan of subdivision. The

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appropriate level of sanitary sewage services to be provided shall be determined in accordance with a Servicing Options Investigation (as defined in Part I, Section 3.13).

### 3.4.2 Residential

- a) consents for residential development may be permitted provided that:
  - i) the residential lots may be serviced by individual wells and septic systems provided the policies of Part III, Sections 2.7 and 2.8 are met;
  - ii) the residential lots for a single detached dwelling shall generally have a minimum lot area of 0.4 hectares;
  - iii) the minimum lot size for each dwelling unit contained within a detached or duplex dwelling shall generally not be less than 0.4 hectares;
  - iv) notwithstanding Part IV, Section 3.4.2 a) ii) to the contrary, residential lots for a single detached dwelling within the Hamlet of Consecon shall have a minimum lot area of 0.2 hectares; and
  - v) the provisions of Part V, Section 1.3.4 are satisfactorily addressed.
- b) residential development by way of a registered plan of subdivision shall be subject to the following:
  - i) residential lots for a single detached dwelling shall generally have a minimum lot area of 0.4 hectares. The minimum lot area may be increased or decreased by the Ministry of the Environment or the County depending upon the results of a hydrogeological study;
  - ii) the minimum lot size for each dwelling unit contained within a semi-detached or duplex dwelling shall generally not be less than 0.4 hectares. This minimum may be increased or decreased by the Ministry of the Environment or the County depending upon the results of a hydrogeological study;

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- iii) Plans of Subdivision shall be developed in accordance with policies outlined in Part V, Section 1.2 of this Plan.

### 3.4.3 Commercial and Industrial Uses

- a) dry commercial and industrial uses shall be developed in accordance with the following provisions:
  - i) the minimum lot size shall be appropriate for the proposed use, with a minimum area of 0.4 hectares if serviced by individual wells and septic systems;
  - ii) notwithstanding Part IV, Section 3.4.3 a) i), the minimum lot size for a dry commercial use within the business core shall be 0.2 hectares;
  - iii) a dry industrial park shall be developed by a plan of subdivision with lot sizes determined by the results of a hydrogeological study if on private services and/or by an analysis of the capabilities of the system, if on full or partial municipal services, but in no instance shall the lots be any smaller than 0.4 hectares;
  - iv) adequate off-street parking and loading spaces shall be provided for commercial and industrial uses and any accessory permitted residential use. The loading spaces and parking lots for the commercial businesses should where possible be located on-site and in close proximity to the business core and should be at the rear of commercial buildings. Wherever possible access to the rear parking should be via a service road or secondary street and not be directly onto the main street;
  - v) as an alternative to providing the required on-site parking facilities for permitted commercial uses within that portion of the business core identified in the implementing Zoning By-law, Council may enter into an agreement with a developer to accept a cash payment in lieu of parking;
  - vi) the front yard between the roadway and the building should be landscaped and maintained in a manner that is appropriate to and consistent with the character of the hamlet;

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- vii) commercial buildings should be made accessible to all persons; and
  - viii) site plan control as outlined in Part VI, Section 1.11 of this Plan should be exercised by Council for all commercial and industrial development;
- b) applicants for a rezoning of land to permit any eating establishment or a tea room shall illustrate to Council and the local Health Unit the quality of the ground water, the projected water usage and septic needs for the proposed use. Prior to rezoning the lands to permit the use, care shall be taken to ensure that there is an adequate private water supply in accordance with Part III, Section 2.7.1, that the use will not adversely affect the water supply of the neighbouring uses and the sewage can be adequately treated on site. The requirements of Part IV, Section 3.4.3 a) shall also apply.

#### 3.4.4 Other

- a) recreational uses shall be developed in accordance with the policies in Part III, Section 4.7 of this Plan;
- b) institutional uses shall be developed in accordance with the following policies:
  - i) institutional uses include but are not limited to the following: schools, churches; assembly halls and clubs; cemeteries; firehalls and other municipal buildings or offices; public uses and utilities systems;
  - ii) institutional uses shall be required to provide on-site servicing at levels acceptable to the Ministry of the Environment and the local Health Unit;
  - iii) such uses shall conform to the provisions of the implementing Zoning By-law; and
  - iv) site plan control as outlined in Part VI, Section 1.11 of this Plan should be exercised by Council.

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### **3.5 Special Provisions**

#### **3.5.1 Part Lot 1, Concession I S.S.E.L., Cherry Valley, Township of Athol (Old OPA No. 74)**

The special provisions to be considered in the development and zoning of the "Special-Hamlet" area are as follows:

- a) a retirement residence only shall be permitted, such residence to be restricted to residents not requiring medical assistance;
- b) development shall be subject to the Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990;
- c) all other requirements under Section 3 'Hamlet' shall apply.

#### **3.5.2 Part of Lot 75, Concession I, Rednersville, Township of Ameliasburgh (Old OPA No. 111)**

The special provisions to be considered in the development and zoning of the "Special-Hamlet" area are as follows:

- a) any residential building lot on private well and septic system must be a minimum .4 ha (1 acre) in size. All lots should have a minimum frontage of approximately 30 metres;
- b) all draft plans of subdivision shall be accompanied by an engineering report indicating that drainage can be handled without impairing existing drainage patterns, that there is available or adequate supply of potable water for each lot, and that soil conditions can support a septic system without polluting the local environment;
- c) all draft plans of subdivision shall provide for road widening, daylighting, tapers and/or bypasses to the satisfaction of the County of Prince Edward Engineer;
- d) the boundary between lands to be developed and those in agricultural use must be suitably fenced;
- e) a subdivision agreement between the developer and the local municipality must be entered into; and

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- f) all other requirements under Section 3 "Hamlet" shall apply.

## **4.0 SHORE LAND**

### **4.1 Rationale/Strategy for Development**

- 4.1.1 The shore land and associated water bodies of Prince Edward County are a landscape feature of significant aesthetic, ecological and cultural value. They are also a major tourist attraction as they provide the resource base for both passive and active recreational activities.
- 4.1.2 It is the County's intent to maintain large tracts of shoreline in as natural a state as possible. Therefore, large tracts of shoreline that are publicly owned, used or influenced by agriculture, or which are constrained by environmental features, poor access, inadequate building envelopes or proximity to incompatible uses such as Mountain View Airport have not been designated Shore Land.
- 4.1.3 It is the intent of the County to protect the shore land from development that would compromise its environmental and ecological integrity. Residential and commercial development should be sensitively designed and located to enhance and protect the shoreline resources and should avoid crowding of buildings, the removal of earth and vegetation and the pollution of surface and subsurface waters.
- 4.1.4 Designation of new areas to Shore Land shall only be considered once those established by this Plan are largely developed. Any land to be designated Shore Land must meet the minimum distance separation formulae of the Agricultural Code of Practice, as amended from time to time.
- 4.1.5 Development should not necessitate the undue extension of municipal services such as the upgrading of private rights-of-way to municipal standards or the provision of a municipal water system to correct an environmental problem caused by the cumulative effect of development. Dwellings occupied on a permanent basis in the Shore Land designation should not contribute singularly or with other uses to demands for services, which are not feasible or economic to provide, improve or maintain.
- 4.1.6 There has been much development throughout the County on private roads. This is difficult and frequently impossible to service. Due to their limited capacity to provide a full range of services to such development,

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the County may place such development in an appropriate zone, which recognizes the restricted nature of service delivery within that zone.

- 4.1.7 Tourist commercial uses in the Shore Land designation are an important component of the County's current and future economy. These uses should be designed and operated in a manner that is compatible with surrounding land uses and the environment.
- 4.1.8 Proposals for resort development to create 'destination' resorts are encouraged in the Shore Land designation. Such resorts shall provide a variety of activities, facilities and types of accommodation within a single development.
- 4.1.9 The provision of adequate public access to water in the Shore Land designation shall be ensured.
- 4.1.10 No further land shall be designated Shore Land unless the need to do so can be detailed in appropriate studies, to the satisfaction of the County.

## **4.2 Permitted Uses**

- 4.2.1 The predominant uses of land in the Shore Land designation will be a mix of low density residential; resort, tourist and marine commercial uses; seasonal tent, trailer and recreational vehicle parks; and, private and public open space areas.
- 4.2.2 Given that residential development will be developed primarily on nonmunicipal services, residential development in the Shore Land designation shall be permitted for single dwelling units only. Condominiums, which require municipal water and sewer services, are not a permitted use unless specifically provided for under Part IV, Section 4.5 as an amendment to this Plan.
- 4.2.3 More specifically, the permitted uses of the Shore Land designation shall include:
  - a) resort commercial uses which provide lodging and accommodation for the vacationing public such as motels, lodges, cottage establishments or cabins, and bed and breakfast operations, with accessory residential uses for the owner and recreational uses such as tennis courts, swimming pools and golf courses;

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- b) resort institutional uses, which provide camping and resort type accommodation for religious and private non-profit organizations;
- c) tourist commercial establishments catering to the day-to-day and recreational needs of tourists such as a general store, mini-golf course, driving range or eating establishment;
- d) marine commercial uses which provide facilities such as docking, boat storage, service and repairs, and commercial fishing and associated businesses;
- e) seasonally operated tent, trailer and recreational vehicle parks and accessory facilities such as docks and convenience stores catering to the day-to-day needs of tourists;
- f) open space uses including outdoor recreational uses and areas, public docking and launching facilities, picnicking and viewing areas.

4.2.4 Recreational vehicles and trailers shall only be permitted in areas zoned for such uses.

### **4.3 Pattern of Development**

4.3.1 Shore land residential subdivisions shall be designed to avoid the complete development of the shoreline with a single or multiple rows of lots. A comprehensive design of large areas shall be encouraged, ensuring the maximum access and use of water frontage. Three concept drawings (Figures, 1, 2 and 3) are included as Appendix 'A' to this Plan to provide guidance in designing Shore Land residential subdivisions. Figure 1 and 2 depict two forms of cluster subdivision that could be encouraged, ensuring maximum use of water frontage and optimum visual access to the water. As well, locations least likely to block or interrupt scenic vistas as viewed from public roadways and the water shall be preferred for development.

4.3.2 Where Shore Land is considered by the County to be unsuitable for clustering, linear development consisting of individual dwellings situated between the shoreline and a public road may be permitted. The linear form of development is the more traditional form of development in the County and is illustrated in Figure 3.

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- 4.3.3 Access for new residential and commercial development in the Shore Land designation shall only be by a publicly maintained and assumed year-round road. Limited development on existing lots of record and infilling lots may be permitted on an existing private right-of-way provided that no further extension of the right-of-way is required, that the existing private road has the capacity for additional traffic, and that the County rezones the property to a limited services residential zone.
- 4.3.4 The use of shared driveways is encouraged in the Shore Land designation in order to reduce the number of private, individual entrance requirements.
- 4.3.5 Where Shore Land areas have been developed in a linear fashion, the land on the other side of this linear row of development may be developed with limited residential uses, in keeping with the consent policies of the Prime Agricultural or Rural designation, whichever is predominant in the area.
- 4.3.6 Commercial uses will be permitted on those parcels, which are large enough to accommodate buildings, parking, water and sewage services and landscaping. Adequate and safe access to a maintained public road shall be provided. Traffic associated with the commercial use shall not pose a safety hazard. Where appropriate, safe and adequate boat access and swimming areas shall be provided.
- 4.3.7 Tent, trailer and recreational vehicle parks shall be located on waterfront property, wherever possible.
- 4.3.8 Subject to and in accordance with the policies of the Plan, new development in the Shore Land designation shall not be located where they endanger or may hinder any existing livestock farming operations.

#### **4.4 Planning Policies**

##### **4.4.1 General**

- a) consents for limited residential, commercial and industrial development may be permitted provided that no more than a total of 3 lots are created and the lots (severed and retained) are of a size and configuration that would not lend themselves to further subdivision;
- b) residential, commercial and development, which would involve four or more lots, shall take place according to a registered plan of

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subdivision. The appropriate level of water and sewer services to be provided shall be determined in accordance with a servicing options investigation. Once the appropriate level of servicing is determined, the services shall be provided in accordance with Part III, Section 2.6;

- c) a Servicing Options Investigation shall accompany all development and redevelopment proposals with the exception of limited residential development by consent as per Part IV, Section 4.4.1a) to ascertain the most appropriate form of servicing to foster environmental protection. The servicing options investigation shall consider the assimilative capacity of the ground water or surface water to absorb effluent without adversely impacting the natural environment. Where communal servicing is appropriate, the discussions regarding its ownership and maintenance shall be in accordance with Ministry of the Environment guidelines;
- d) where individual services are appropriate, individual lot sizes shall be determined by the greater of the results of the hydrogeological assessment or .8 hectares, whichever is greater unless otherwise specified. Consideration may also be given to the use of other proven servicing systems subject to the approval of the Ministry of the Environment and Council;
- e) where the servicing options investigation deems that the use of private water and sewage systems is appropriate, a hydrogeological assessment prepared by a competent professional indicating that an adequate supply of potable water is available for each new lot and that the site can assimilate wastes from the proposed septic systems without exceeding Ministry of the Environment guidelines for groundwater impact must also accompany the development application;
- f) filling of shore land shall be permitted for the development of boathouses, docks, replacing eroded land and shore wells, and shore protection works, and shall require the approval of the Ministry of Natural Resources and/or the local Conservation Authority. Fill shall not be permitted for the purpose of creating new developable space along the shoreline or artificially increasing the surface area of a shoreline private property;
- g) wherever possible, communal as opposed to individual docking facilities will be encouraged in Shore Land development, in order to

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reduce the disturbance caused to the bed of the waterbody and the visual obstructions along the shoreline. Where a communal docking facility is to be provided, it shall be located an appropriate distance from the nearest dwelling;

- h) wherever possible, the horizontal Shore Land setback for the construction of buildings should be 30 metres from the high water mark of Lake Ontario or the Bay of Quinte with the exception of marine facilities. Where the placement of an existing road will not allow such a setback, the distance may be reduced to half the distance between the road and the waterbody, subject to approval of a variance to the implementing Zoning By-law and to Site Plan approval; and provided the setback is not less than 15 metres. Residential infill structures may be set back from the high water mark such that they are in keeping with the established building line for the area and provided the setback is not less than 15 metres;
- i) wherever possible, a natural vegetative buffer strip of 15 metres shall be maintained adjacent to the high water mark to filter pollutants from run-off. Within this buffer area, the clear cutting of trees will be discouraged. Any cutting of vegetation to create a view of the water shall respect the aesthetic and ecological character of the shoreline and should not create erosion problems.
- j) Subject to and in accordance with the policies of the Plan, all development in the Shore Land designation will be required to meet the Minimum Distance Separation (MDS 1 & 11) Formulae, as amended from time to time. The distance shall be measured from the nearest point of the livestock facility and/or manure storage facility to the nearest point of the building or structure regardless of lot area.
- k) For the purposes of calculating the Minimum Distance Separation 11 (MDS 11) Formulae, lands designated Shore Land will be considered a Type A land use unless zoned to permit land uses identified as Type B land uses in the MDS Formulae Implementation Guidelines, as amended from time to time.

#### 4.4.2

#### **Residential**

- a) residential development in the Shore Land designation shall be primarily by plan of subdivision as outlined in Part V, Section 1.2 of this Plan;

## **PART IV – LAND USE DESIGNATION POLICIES**

- b) residential development by infilling, as defined in this Plan, may be permitted where the distance between two existing houses or vacant residentially zoned lots of record is not more than 180 metres. Lots shall be a minimum of .8 hectares;
- c) no more than three lots per property (e.g. 2 severed lots and 1 retained lot) may be created in the Shore Land designation by the consent process. Proposals for four or more lots shall be developed according to an approved plan of subdivision;
- d) lots shall be laid out to achieve the following objectives:
  - i) that dwellings can be situated on the most suitable soils and topography for sub-surface septic sewage disposal;
  - ii) that dwellings can be situated in locations least likely to block or interrupt scenic vistas as seen from public roadways and the water; and
  - iii) that the greatest number of units can be designed to take maximum advantage of solar heating opportunities;
- e) the area's drainage requirements shall be detailed as per a stormwater management study;
- f) five percent of the Shore Land to be subdivided with water frontage, depending upon the subdivision form (cluster or open shoreline) should be dedicated as open space. Cash-in-lieu of park land can be considered if the open space shoreline is to remain in private ownership. The public or private open space shall be placed in an open space or park zone;
- g) where Shore Land is to be developed for residential purposes, in accordance with Part III, Section 2.6 of this Plan, it shall be developed with an appropriate level of water and sewage treatment systems.
- h) three concept drawings (Figures 1, 2 and 3) are included as Appendix 'A' of this Plan to provide guidance in designing Shore Land residential development. The following policies shall apply where Shore Land is to be developed for residential purposes:

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- i) Open Shoreline Subdivisions (Figure 1) shall:
- contain shoreline property which is designated Shore Land in this Plan and backlot property which is designated Rural in this Plan
  - shall require an amendment to this Plan for land designated Rural developed in conjunction with land designated Shore Land
  - have a shoreline component and provide a minimum common shoreline frontage held in one, continuous parcel of 20 metres for every lot
  - be developed as one concept i.e. both the shoreline and the backlot components
  - contain natural and topographic features such as rolling terrain, treed areas etc. to provide for attractive development
  - have residential lots a minimum lot area of 0.80 hectares
  - contain a minimum of 3 and a maximum of 15 lots
  - be developed with an appropriate level of water and sewage treatment systems as required in Part III, Section 2.6 of this Plan
  - provide communal recreational facilities such as a dock for use by the subdivision residents, on common shoreline frontage
  - be serviced by internal roads with a minimum number of accesses to a public road
  - provide an unopened road allowance to permit future adjacent development wherever logical.
- ii) Cluster Subdivisions (Figure 2) shall:
- have a minimum lot area of 0.80 hectares
  - contain a minimum of 3 and a maximum of 15 lots

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- provide a minimum common shoreline frontage held in one continuous parcel of 10 metres for every lot not fronting on water
  - be developed with an appropriate level of water and sewage treatment systems as required in Part III, Section 2.6 of this Plan
  - provide communal recreational facilities such as a dock for use by the subdivision residents, on common shoreline frontage
  - be serviced by internal roads with a minimum number of accesses to a public road
- iii) Linear Subdivisions (Figure 3) shall:
- have a minimum lot area of 0.80 hectares
  - have water frontage for all lots
  - provide a minimum of one communal driveway for every two lots with preferable access being by means of a parallel road serving all lots.

#### 4.4.3 Commercial Development

- a) the following criteria should be reviewed in considering a new or expanded resort, institutional or commercial use or a tourist or marine commercial use in the Shore Land designation:
- i) the adequacy of the shore frontage for related active and passive recreational uses;
  - ii) the suitability of the proposed density and scale of the development in relation to the site and surrounding land uses;
  - iii) the adequacy of parking and docking facilities;
  - iv) the suitability of the site for sewage disposal facilities and water supply as per a servicing options investigation;

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- v) the impact of the development on surface and subsurface water as per hydrogeological and stormwater management studies;
  - vi) the adequacy of public road access to the site; and
  - vii) the impact of traffic on surrounding land uses and on the safety of pedestrians;
- b) the establishment of new Shore Land commercial uses and the expansion of existing Shore Land commercial uses shall proceed subject to the approval of a zoning by-law amendment and to site plan control, in order to establish the arrangement and density of development. All commercial uses shall be buffered by planting and/or screening and by substantial spatial separation from adjoining residential uses. Council may require the preparation of an Environmental Impact Study as outlined in Part VI, Section 1.12 of this Plan;
  - c) all new resort and institutional uses will incorporate large areas of passive or active open spaces into the development scheme in order to maintain the existing recreational character of the designation. Clustering or grouping of structures will be encouraged in order that overall densities reflect this recreational character;
  - d) the conversion and subdivision of resort commercial housekeeping cabins to residential uses and lots shall be discouraged so that the stock of commercially zoned land can be maintained in the County;
  - e) a new marine facility shall be adequately separated and buffered from residential uses, generally being no closer than 120 metres to any existing permanent residential zone;

#### 4.4.4 Tent, Trailer and Recreational Vehicle Parks

- a) the uses permitted shall be limited to seasonally operated tent and trailer parks for tents, trailers and recreational vehicles and accessory facilities such as docks and convenience stores catering to the day-to-day needs of tourists;
- b) seasonal establishments must have a Certificate of Approval for their water works as issued by the Ministry of the Environment and

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approval from the local Health Unit for their subsurface sewage disposal system.

- c) tent, trailer and recreational vehicle parks shall conform to the provisions of any applicable Trailer By-law passed under the authority of the Municipal Act;
- d) the establishment of new tent, trailer and recreational vehicle parks and the expansion of existing parks shall proceed subject to the approval of a zoning by-law amendment and to site plan control. Council may require the preparation of an Environmental Evaluation as outlined in Part VI, Section 1.12 of this Plan;
- e) a tent, trailer and recreational vehicle park shall be large enough to support the proposed number of campsites, accessory uses and open space areas but shall be not less than 4 hectares in area;
- f) the area of each campsite shall be adequate to provide for site accessibility and comfortable living space but shall generally be not less than 200 square metres for each site;
- g) a tent, trailer and recreational vehicle park located on waterfront property shall provide a waterfront park adequate to meet the needs of the proposed number of campsites but shall generally provide not less than 1.5 metres of waterfront for each site;
- h) roads within a proposed tent, trailer and recreational vehicle park shall provide for the safe and adequate movement of vehicular and pedestrian traffic. Access to parking areas shall be limited and designed to minimize danger to vehicular and pedestrian traffic. Adequate on-site parking shall be provided;
- i) a new tent, trailer or recreational vehicle park shall be adequately separated and buffered from residential uses, generally being located no closer than 120 metres to an existing permanent residential zone;
- j) overall density within a tent, trailer and recreational vehicle park shall not exceed 30 sites per hectare;

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#### 4.4.5 Open Space/Public Access

- a) only a small percentage of any open space area shall be used for buildings, so as not to overwhelm the intent and character of the area;
- b) new open space facilities should have adequate public access, be compatible with adjacent uses and be located in areas with scenic views and natural amenities and not in remote areas;
- c) municipal road allowances leading to water shall not be conveyed out of public ownership unless there is an exchange of land proposed to the County, which would afford suitable alternate land for waterfront access in the vicinity;
- d) Council will acquire and maintain open space fronting on water for public use; and
- e) open space uses shall be zoned in a separate category in the implementing Zoning By-law.

#### 4.5 Special Provisions

##### 4.5.1 Potter Point - Special Policy Area

- a) Rationale/Strategy for Development

Potter Point is one of the few significantly large areas of undeveloped land adjacent to the Bay of Quinte in the former Township of Ameliasburgh. The extent of the Special Policy Area is shown on Schedule 'E' to this Plan.

Requests for development of these lands have been forthcoming. As it is desirable that development takes place in a comprehensive manner, it is necessary to provide policies to establish planning direction for the area's future development.

- b) Permitted Uses

The uses permitted shall be limited to single detached dwellings, public open space, and accessory uses and buildings including boathouses and docks. The resort, tourist and marine commercial uses as well as the tent, trailer and recreational vehicle park uses

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permitted in the Shore Land designation shall not be permitted in the Potter Point Special Policy Area.

- c) Pattern of Development
  - i) comprehensive concept plans shall be submitted for all development proposals, which identify environmental protection areas as well as road and open space linkages between individual proposals within the entire Potter Point area;
  - ii) no development, except for docks and boathouses approved by the Ministry of Natural Resources, shall occur within 30 metres of the high water mark of the Bay of Quinte and in areas deemed to be hazardous (e.g. excessive slopes) by the local Conservation Authority;
  - iii) the natural vegetation and soil mantle between the development and the water's edge shall be retained to the extent possible to prevent erosion and to protect the natural scenic quality of the shoreline, fish habitat and spawning areas;
  - iv) plans of subdivision and concept plans shall show all existing trees over 0.15 metres in diameter or other mature vegetation and indicate any proposed removal of such trees or vegetation with the intent that the tree canopy and the natural scenic quality it lends to the area may be maintained;
  - v) all development shall take place in consultation with the Ministry of Natural Resources, the local Conservation Authority, and the County of Prince Edward;
- d) Planning Policies
  - i) the shoreline along Potter Point will be maintained in as natural a state as possible;
  - ii) all applications for permits for shoreline alterations including boat houses and docks should be circulated by the Ministry of Natural Resources and/or the local Conservation Authority to the Prince Edward County Planning Department for review and comment;

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- iii) where development is deemed to have a potential impact on an environmentally sensitive area an Environmental Evaluation shall be required for all development proposals and shall be prepared in consultation with the County of Prince Edward, the local Conservation Authority, and the Ministry of Natural Resources; this study will among other things determine the extent of development in and around the environmental protection areas including road crossings and dredging proposals;
- iv) access to individual lots shall be from internal secondary roads constructed to municipal standards; the number of accesses onto County Road 3 shall be minimized through comprehensive planning for the whole area and by the provisions in concept plans for internal linkages between developments;
- v) in consultation with the Ministry of Natural Resources and/or the local Conservation Authority, areas shall be zoned to an Environmental Protection classification in the implementing Zoning By-law, which shall limit uses to those, which address the intent and policies of the Environmental Protection (EP) designation in the Official Plan;
- vi) areas for residential development shall be zoned in a separate classification in the implementing Zoning By-law;
- vii) wherever feasible, the parkland dedication shall be taken as public shoreline;
- viii) areas zoned to an Environmental Protection classification may but shall not necessarily be accepted as part or all of the parkland dedication;
- ix) an investigation of servicing options shall accompany all development and redevelopment proposals to ascertain the most appropriate form of servicing. The servicing options investigation shall consider the assimilative capacity of the ground water or surface water to absorb effluent without adversely impacting the natural environment. Where communal servicing is appropriate, the discussions

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regarding its ownership and maintenance shall be in accordance with Ministry of the Environment Guidelines;

- x) where the servicing options investigation has been reviewed and approved by the approval authority, and that study deems that the use of private water and sewage systems is appropriate, a hydrogeological assessment prepared by a competent professional indicating that an adequate supply of potable water is available for each new lot and that the site can assimilate wastes from the proposed septic systems without exceeding Ministry of the Environment Guidelines for groundwater impact must also accompany the development application. For many types of communal water and sewage systems, a hydrogeological study and impact assessment may be required subsequent to a servicing options investigation.
- xi) where communal servicing is appropriate, individual lot size shall be .8 hectares with a minimum frontage of 45.7 metres;
- xii) where individual services are appropriate, individual lot sizes shall be determined by the greater of the results of the hydrogeological assessment or .8 hectares, with a minimum lot frontage of 60 metres;
- xiii) consideration may also be given to the use of other proven servicing systems subject to the approval of the Ministry of the Environment and Council;
- xiv) the provision and design of stormwater management facilities shall be in accordance with guidelines of the Remedial Action Plan for the Bay of Quinte; and
- xv) additional support studies as outlined in Part VI, Section 1.12 of this Plan may be required by the County prior to draft approval of a plan of subdivision.

4.5.2 Part Gore Lot Between Lots 16 and 17, Concession East of Hallowell Bay, Township of Hallowell (OPA No. 2)

Notwithstanding the Special Shoreland policies of the Plan, the above lands shall have an access which will be restricted to one common

## **PART IV – LAND USE DESIGNATION POLICIES**



entrance from Highway 33 as determined by the Ministry of Transportation at the time of permit application.

#### 4.5.3 Registered Plan No. 35, Township of Ameliasburgh (OPA No. 22)

The special provisions to be considered in the development and zoning of the Special Shoreland area located on Part of Peats Point north of Lot 54, Concession 2, Township of Ameliasburgh in the vicinity of Wallbridge Point are as follows:

- a) the minimum floor area of living area within any dwelling shall be 111.48 square metres;
- b) no buildings, nor the placing, moving or removal of fill of any kind, shall be permitted in areas subject to periodic flooding or physical limitations of any kind without the written consent of the Ministry of Natural Resources and/or the local Conservation Authority, more specifically:
  - i) all residential buildings and accessory buildings, shall be set back from the lot line abutting the Bay of Quinte, as established by Registered Plan No. 35, a minimum of 30.48 metres;
  - ii) all exterior openings of all residential buildings shall be located above the minimum flood elevation as determined by Geodetic Surveys of Canada; and
  - iii) all septic tanks and weeping tile beds shall be located above the minimum flood elevation as determined by Geodetic Surveys of Canada and shall conform to the standards of the Ministry of the Environment and agencies.
- c) in the case of any conflict between the specific principles set out in items (a) and (b) above and the general principles established for development within areas designated as "Shoreland", the specific principle set out in (a) and (b) above shall prevail.
- d) such residential development shall be zoned in an appropriate residential classification in the implementing zoning by-law.

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4.5.4 Part Lot 21, 22 & 23, Concession I, SSEL., Township of Athol  
Quinte's Isle Camp Park (Old OPA No. 27 as replaced by New OPA No.  
10)

The special provisions to be considered in the development and zoning of the "**Special Shore land**" area located on approximately 61.0 hectares (150.8 acres) of land constituting Part of Lots 23, 22 & 21, Concession 1 S.S.E.L., Ward of Athol is as follows:

- a) The permitted uses shall be limited to the following uses:
  - I. A maximum of 175 transient unserviced camping sites
  - II. A golf course (maximum of 9 holes)
  - III. A driving range
  - IV. Uses that are normally incidental and accessory to the above uses.
  
- b) Through the implementing zoning by-law for the subject lands, a special open space zone may be utilized consisting of, but not necessarily limited to, the following types of zone provisions:
  - I. Permitted uses limited to a nine hole golf course, driving range, a maximum of 175 transient camping sites and accessory uses to the above permitted uses.
  - II. A 30 metre buffer between the transient camping area and the Salmon Point Provincially Significant Wetland limiting permitted uses to conservation uses and walking trails.
  - III. Site Plan Approval for all future development.
  
- c) All other requirements under Section 4.0 "Shore land" and the County Official Plan shall apply.

4.5.5 Part Lots 4 and 5, Haslett's Plan, Township of Ameliasburgh  
(Old OPA No. 34)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area located on part of Horse Point (including Registered Plans 27 and 33), part of Lots 4 and 5, Haslett's Plan are as follows:

- a) the minimum floor area of living space within any dwelling shall be 111m<sup>2</sup>;
  
- b) the developed portion of each lot, including all septic tanks and weeping tile beds, shall be located above the minimum flood

## **PART IV – LAND USE DESIGNATION POLICIES**

elevation as determined by Geodetic Surveys of Canada. In addition, all openings (including windows and doors) and electrical and heating equipment must be above an elevation acceptable to the Ministry of Natural Resources and/or the local Conservation Authority;

- c) no fill of any kind, whether originating on the site or elsewhere, may be dumped or placed within those areas indicated as open space, wet marsh or buffer by Registered Plan 33;
- d) it is not intended that the application of the setback from the normal water's edge preclude the placing of residences on existing recognized lots. If after a reasonable reduction of front yard requirements, a building cannot be sited, the setback from the water may be reduced. Encroachments into the water setback should be minimized;
- e) existing dwellings, zoned seasonal shall remain zoned for seasonal use only but may be rezoned to estate residential provided that:
  - i) the minimum floor area of living space within a dwelling is 111 m<sup>2</sup>; and
  - ii) a certificate of approval (under s. 76 of the Environmental Protection Act) is obtained from the Hastings and Prince Edward Counties Health Unit that the existing sewage disposal system will accommodate the change in use.
- f) in the case of any conflict between the specific principles set out in items (a) to (e) above and the general principles established for development within areas designated as "Shoreland", the specific principles set out in (a) to (e) shall prevail;
- g) such residential development shall be zoned in an appropriate residential classification in the implementing zoning by-law.

#### 4.5.6 Part Lot 30, Concession III, Township of Hillier (Old OPA No. 36)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area located on part of Lot 30, Concession III, Township of Hillier are as follows:

- a) the minimum lot area shall be 2.0 ha.;

## **PART IV – LAND USE DESIGNATION POLICIES**

- b) all lands below the elevation 76.7 m (G.S.C.) shall be zoned as "Environmental Protection";
- c) the shoreline marsh shall not be altered without prior approval of the Ministry of Natural Resources;
- d) in case of any conflict between the specific principles set out in items (a) to (c) above and the general principles established for development within areas designated as "Shoreland", the specific principles set out in (a) to (c) above shall prevail.

4.5.7 Part Lot 16, Concession East of Hallowell Bay, Township of Hallowell (Old OPA No. 48)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be three;
- b) a buffer strip approximately 90 m in depth adjacent to the Loyalist Parkway shall be established. All buildings and structures will be precluded in said buffer strip, which will be planted so as to screen development from the roadway;
- c) the number of entrances from the lots onto the Loyalist Parkway shall be restricted to one.

4.5.8 Part Lots 49 and 50, Concession II, Township of Ameliasburgh (Old OPA No. 52)

The specific principles to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the minimum lot size shall be 2.8 ha;
- b) the minimum lot frontage shall be 76.0 metres;
- c) the maximum number of building lots shall be six.
- d) creation of the six lots may proceed by severance under the Planning Act, provided all severances are granted conditional on

## **PART IV – LAND USE DESIGNATION POLICIES**

proof of potable water to the satisfaction of the Ministry of the Environment;

- e) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.9 Part Lot 30, Concession 3, Township of Hillier (Old OPA No. 57)

The special provisions to be considered in the development and zoning of the "Special Shoreline" area are as follows:

- a) the maximum number of building lots shall be three;
- b) a buffer strip approximately 30 metres in depth adjacent to the Loyalist Parkway shall be established. Buildings and structures shall be precluded within the buffer strip, which will be planted so as to screen the roadway from development;
- c) all lands below the flood elevation as determined by the Geodetic Survey of Canada shall be zoned as "Environmental Protection";
- d) the number of entrances from the lots onto the Loyalist Parkway shall be restricted to one;
- e) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.10 Part Lot 7, Concession R.P.E.B., Township of South Marysburgh (Old OPA No. 63)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be two;
- b) the minimum lot size shall be 1.0 ha;
- c) development is floodproofed to the appropriate elevation (Geodetic Surveys of Canada) as determined by the Ministry of Natural Resources and/or the local Conservation Authority;
- d) all other requirements under Section 4.0 "Shoreland" shall apply.

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4.5.11 Part Lots 5 and 6, Concession I N.W.W.L., Township of Hallowell (Old OPA No. 65) (New OPA No. 26)

The special principles to be considered in the development and zoning of the approximately 3.9 hectares (9.75 acres) of land designated as "Shore Land – Section 4.5.11 on Schedule 'E' hereto are as follows

- a) the maximum number of building lots shall be five;
- b) a buffer strip approximately 15 metres in depth adjacent to the Loyalist Parkway (Highway No. 33) shall be established. Buildings and structures shall be precluded within the buffer strip, which will contain a planting strip so as to screen the roadway from development;
- c) development should be floodproofed to the 1:100 year flood elevation as determined by the Ministry of Natural Resources and/or the local Conservation Authority;
- d) all other requirements under Section 4.0 shall apply.

4.5.12 Part Lot 96, Concession I, Township of Ameliasburgh (Old OPA No. 66)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be two;
- b) applications for consent shall be accompanied by proof of an adequate supply of potable water for each lot and that soil conditions can support a septic tank and tile field to the standards established by the Ministry of the Environment;
- c) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.13 Part Lot 1, Concession S.E.C.P., Township of Ameliasburgh (Old OPA No. 67)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be four;

## **PART IV – LAND USE DESIGNATION POLICIES**

- b) the minimum lot frontage shall be 181 feet;
- c) development shall be floodproofed to the 1:100 year flood elevation;
- d) development shall be setback a minimum of 15 metres from the adjacent CNR railway line and a planting strip shall be established along County Road No. 64 (Old Portage Road);
- e) the developer shall enter into a development agreement established at the time of granting consent which shall include references to fencing, berms, ground vibration testing and cautionary notice to the satisfaction of the CNR. Such an agreement shall also stipulate that residential development be compatible in architectural design with the historical significance of this area;
- f) the developer shall ensure that known archaeological sites are not disturbed;
- g) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.14 Part Lots 26 and 27, Concession I, Township of Hillier (Old OPA No. 68)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be two;
- b) development shall be floodproofed to the 1:100 year flood elevation;
- c) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.15 Part Lot 18, Concession I, Township of Hillier (Old OPA No. 69)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) development shall be floodproofed to the 1:100 year flood elevation;
- b) all other requirements under Section 4.0 "Shoreland" shall apply.

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4.5.16 Part Lot 26, Concession III, Township of Hillier (Old OPA No. 75)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be three;
- b) a buffer strip approximately 30 metres in depth adjacent to the Loyalist Parkway shall be established. Buildings and structures shall be precluded within the buffer strip, which will be planted so as to screen the roadway from development;
- c) all lands below the flood elevation as determined by the Ministry of Natural Resources and/or the local Conservation Authority shall be zoned as "Environmental Protection";
- d) the number of entrances from the lots onto the Loyalist Parkway shall be restricted to one;
- e) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.17 Part Lot 33, Concession I Bayside, Township of North Marysburgh (Old OPA No. 76)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) development shall be floodproofed to the 1:100 year flood elevation;
- b) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.18 Part Lots 112 and 113, Concession II, Township of Ameliasburgh (Old OPA No. 84)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) development shall be floodproofed to the 1:100 year flood elevation;
- b) all other requirements under Section 4.0 "Shoreland" shall apply.

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4.5.19 Part Lot 29, Concession III, Township of Hillier (Old OPA No. 85)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be three;
- b) a buffer strip approximately 30 metres in depth adjacent to the Loyalist Parkway shall be established. Buildings and structures shall be precluded within the buffer strip, which will be planted so as to screen the roadway from development;
- c) all lands below the flood elevation of 76.7 metres (G.S.C.) shall be zoned as "Environmental Protection";
- d) the number of entrances from the lots onto the Loyalist Parkway shall be restricted to one;
- e) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.20 Part Lot 32 and 33, Concession Bayside, Township of North Marysburgh (Old OPA No. 89)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) development shall be floodproofed to the 1:100 year flood elevation;
- b) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.21 Part Lot 86 and 87, Concession I, Township of Ameliasburgh (Old OPA Nos. 90 and 124)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area hereto are as follows:

- a) development shall be floodproofed to the 1:100 year flood elevation;
- b) all other requirements under Section 4.0 "Shoreland" shall apply.

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4.5.22 Part of Lots 41 and 42, Concession Bayside in the Township of North Marysburgh (Old OPA No. 91)

The special provisions to be considered in the development and zoning of a 4.2 hectare parcel constituting Part of Lots 41 and 42, Concession Bayside in the Township of North Marysburgh (north of County Road No. 7 and south of Adolphus Reach) are as follows:

- a) notwithstanding any other policy a maximum of three lots (2 severed lots and 1 retained lot) may be created through the consent process;
- b) that as a condition of the approval of the consents the property owner shall provide proof of an adequate supply of water for domestic uses that meets the Ontario Drinking Water Objectives, as verified by the Hastings/Prince Edward District Health Unit. The use of shore wells and/or surface water shall not be used as a domestic supply of water;
- c) notwithstanding any policies all lots shall obtain direct individual or mutual access onto County Road No. 7, subject to the approval of the County of Prince Edward;
- d) the Zoning By-law shall zone those areas with steep slopes in an "Environmental Protection" Zone and prohibit any habitable buildings or structures. The remainder of the land shall be zoned with the appropriate residential zone.

4.5.23 Part Lots 15 and 16, Concession East of Hallowell Bay, Township of Hallowell (Old OPA No. 93)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) the maximum number of building lots shall be fourteen;
- b) the minimum lot frontage shall be 48 metres;
- c) development shall be floodproofed to the 1:100 year flood elevation;
- d) the number of entrances from the lots onto the Loyalist Parkway shall be restricted to one;

## **PART IV – LAND USE DESIGNATION POLICIES**

- e) the developer shall enter into a subdivision agreement;
- f) a buffer strip approximately 30 metres in depth adjacent to the Loyalist Parkway shall be established. Buildings and structures shall be precluded within the buffer strip, which will be planted so as to screen the roadway from development;
- g) all other requirements under Section 4.0 "Shoreland" shall apply.

## 4.5.24

Part Lot 16, Concession East of Hallowell Bay, Township of Hallowell (Old OPA No. 94)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area as shown on Schedule 'A' hereto are as follows:

- a) the maximum number of building lots shall be three;
- b) a buffer strip approximately 30 metres in depth adjacent to the Loyalist Parkway shall be established. Buildings and structures shall be precluded within the buffer strip, which will be planted so as to screen the roadway from development;
- c) all development must be floodproofed to the 1:100 year flood elevation;
- d) the number of entrances from the lots onto the Loyalist Parkway shall be restricted to one;
- e) that the existing single entrance on Highway No. 33 serve all three lots and that this road be upgraded to satisfy the minimum requirements of the Ministry of Transportation;
- f) only one further commercial entrance shall be constructed;
- g) conversion to a different use shall be restricted;
- h) all other requirements under Section 4.0 "Shoreland" shall apply.

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4.5.25 Part of Gore Between Lots 16 and 17, Concession East of Hallowell Bay, Township of Hallowell (Old OPA No. 99)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) development shall be floodproofed to the 1:100 year flood elevation;
- b) a buffer strip approximately 30 metres in depth adjacent to the Loyalist Parkway shall be established. Buildings and structures shall be precluded within the buffer strip, which will be planted so as to screen the roadway from development;
- c) the number of entrances from the lots onto the Loyalist Parkway shall be restricted to one and shall be designed to the satisfaction of the Ministry of Transportation;
- d) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.26 Part Lot 83, Concession I, Township of Ameliasburgh (Old OPA No. 102) (OPA 1 formerly QENPA)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) development must be floodproofed to the 1:100 year flood elevation while providing a setback from the high water mark of the Bay of Quinte that meets with the satisfaction of the Ministry of Natural Resources and the local Conservation Authority;
- b) a subdivision agreement be entered into which includes protection policies for local fish and wildlife habitat;
- c) all lots shall have a minimum 60 metres frontage except for those which front on a cul-de-sac or curve in the internal road;
- d) the residential lots shall be serviced with a potable water supply to the satisfaction of the municipality;
- e) all other requirements under Section 4.0 "Shoreland" shall apply.

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4.5.27 Part Lot 111, Concession II, Township of Ameliasburgh (Old OPA No. 105)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) development must be floodproofed to the 1:100 year flood elevation;
- b) the maximum number of new lots shall be one;
- c) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.28 Part Lot 45, Concession Big Island, Township of Sophiasburgh (Old OPA No. 107)

The special provision to be considered in the development and zoning of 9.8 hectares of land constituting Part of Lot 45, Concession Big Island, in the Township of Sophiasburgh (at the intersection of the Lower Crossroad and the North Shore Road) are as follows:

- a) the maximum number of building lots shall be 3;
- b) the lots may be created through the consent process;
- c) the three lots may gain their access from the existing Township roads and an internal secondary road is not required; and
- d) all other requirements under Section 4.0 "Shoreland" shall apply.

4.5.29 Part of Lot 31, Concession II, Township of Hillier (Old OPA No. 119)

The special provisions to be considered in the development and zoning of the "Special Shoreland" area are as follows:

- a) all development shall be set back 15 metres from the 1:100 year floodline as determined by the local Conservation Authority;
- b) the maximum number of lots to be created shall be three;
- c) all other requirements under Section 4.0 "Shoreland" shall apply.

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4.5.30 East Half of Lot 4 through to and including Lot 12, Lakeside Concession East of Cape Vesey, North Marysburgh Township

Notwithstanding Part IV, Section 4.1.4, the above described lands shall be designated "Special Shore Land." The special provisions to be considered for the creation, zoning and development of all new and/or existing lots of record in the "Special Shore Land" area are as follows:

- a) no new lot shall be created whereby any building or structure or use will take place in such a manner as to contravene the Minimum Distance Separation Formulae as amended from time to time.
- b) all other requirements under Section 4.0 "Shore Land" shall apply.

4.5.31 Isaiah Tubbs Resort Expansion, Part Lots 5, 6 & 7, Concession I SSWL, Township of Hallowell (Old OPA No. 131) (Amendment No. 48) (By-law No. 2703-2010)

The specific principles to be considered in the development and zoning of 101 hectares of land constituting Part of Lots 5, 6 & 7, Concession I SSWL, Township of Hallowell and shown on Schedule 'E' are as follows:

- a) The uses permitted shall be limited to a golf course, accessory uses related to a golf course, residential condominium units which may be used for tourist accommodation, resort conference facilities and associated recreational and open space uses;
- b) Development of the resort condominium units shall proceed by Plan of Condominium;
- c) It is recognized that the presence of elevated nitrate levels in the existing groundwater supply on this site shall be addressed by monitoring the trends in the concentrations of nitrates in the groundwater or through the identification of residential servicing alternatives (potable water supply and sewage disposal), supported by further hydrogeological/engineering studies as appropriate, which will comply with groundwater/surface water quality guidelines and drinking water objectives. The assessment of servicing alternatives and capacities for residential and commercial (clubhouse and conference facilities) uses shall be completed prior to the construction of any buildings and shall be submitted to the County of Prince Edward and the Ministry of the Environment to

## **PART IV – LAND USE DESIGNATION POLICIES**

satisfy the Plan of Condominium process, in accordance with applicable guidelines;

- d) Prior to construction of any component of the golf course or residential condominium development, a stormwater management plan shall be completed to the satisfaction of the Conservation Authority;
- e) Residential condominium and commercial development shall ultimately be serviced by communal collector, treatment and disposal systems and communal water supply and distribution systems. The Owner, prior to any development on the lands, shall enter into an Agreement with the County respecting the construction, ongoing ownership, maintenance and operation on the communal systems. Until the communal collector and treatment systems become operational the commercial uses (clubhouse and conference facilities) may be serviced by temporary private wells and septic systems if the hydrogeologic conditions permit.
- f) The development shall be subject to the Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990 ch.P.13, a subdivision/condominium agreement and a development agreement to address the above concerns and any requirements of the County.

#### 4.5.32

Permanent Residential Subdivision, Block 'C', R.P. 17, Sheba's Island, Part Lot 7, Concession S.S.W.L., Township of Hallowell (Old OPA No. 128)

The specific principles to be considered in the development of a 4 hectare (10 acre) parcel designated Special Shore Land as described above are as follows:

- a) In addition to the uses permitted within Section 8.4, a permanent year-round residential development shall be permitted. Permanent residential development may be recognized in a separate zone category in the zoning by-law for the subject lands.
- b) Seasonal residential development shall not be permitted on the subject holding.

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- c) if it is to be used for permanent residential purposes, the land shall be developed in accordance with a plan of subdivision.
- d) any residential building lots are to be serviced by individual wells or a communal water system and septic systems. The total number of lots to be created on the holding and their approximate lot area and lot frontage shall be determined in accordance with a hydrogeological study including soils and terrain analysis that meets the requirements of the Ministry of the Environment and/or the Hastings and Prince Edward District Health Unit.
- e) all septic tank installations, including weeping fields, shall be set back so as to meet the minimum requirements of the Ministry of the Environment and/or Hastings and Prince Edward District Health Unit.
- f) approximately 9 metres of open shoreline shall be provided for the common use of the residents within the plan of subdivision. The common open shoreline should be zoned in an appropriate open space zone in the zoning by-law.
- g) all building lots are to gain direct access onto a publicly owned and maintained year round road.

4.5.33 Foster Fishing Camp, Part Lot 16, Concession 1, West of Green Point, Township of Sophiasburgh (Old OPA No. 138)

The specific principles to be considered in the development and zoning of approximately 8.9 hectares of land constituting Part of Lot 16, Concession 1 W.G.P., Township of Sophiasburgh, designated as Special Shore Land on Schedule 'E' are as follows:

- a) The uses permitted shall be limited to a tourist campground that is oriented primarily to people fishing in the Bay of Quinte, accessory uses to the campground including but not necessarily limited to a comfort station(s), boat launches, workshop(s), storage building(s), open space/landscaped areas, parking areas, and the six (6) residential dwelling units that existed as of November 28, 1996.
- b) The development of the property shall be subject to Site Plan Control provisions of Section 41 of the Planning Act, R.S.O., 1990 c.P.13.

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- c) The maximum number of campsites permitted on the property shall be determined by servicing capacity reports prepared in accordance with the Ministry of the Environment Guidelines.
- d) The County shall rezone the property to a site specific zoning category that will include as a minimum, provisions that address the following items:
  - permitting the uses of land noted in clause (a) above;
  - the maximum number of campsites permitted;
  - appropriate setbacks, including setbacks from the Bay of Quinte and the side lot lines; and
  - the minimum % of land to be used for open space/landscaped areas.
- e) All new structural development must address a minimum flood proofing elevation of 75.8 m GSC.
- f) The proponent shall carry out an archaeological assessment of the entire development property and mitigate through preservation and or resource removal and documentation, adverse impacts to any significant archaeological resources found, prior to site plan control approval. The applicant is restricted from demolition, grading or other soil disturbances on the property prior to the approval authority and the Ministry of Citizenship, Culture and Recreation confirming that all archaeological resource concerns have met licencing and resource conservation requirements.
- g) If applicable, the owner shall confirm that any underground storage tanks associated with the previous gas station use have been removed. In addition, the owner will confirm that there has been no contamination associated with these fuel storage tanks. In the event of contamination, the proponent's consultant shall complete an M.O.E. acknowledged Record of Site Condition to verify that the MO.E. "Guideline For Use at Contaminated Sites in Ontario" has been followed prior to rezoning or site plan control approval.

4.5.34 Wesley Acres Church Campground, Gasket Island, TownshiHallowell (Old OPA No. 80)

The specific principles to be considered in the expansion and development of the Wesley Acres Church Campground, designated as Special Shore Land on Schedule 'E', are as follows:

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- a) The ground water supply on this site shall be addressed by monitoring the trends in the concentrations of nitrates in the groundwater or through the identification of seasonal camping servicing alternatives (potable water supply and sewage disposal), supported by further hydrogeological/engineering studies as appropriate, which will comply with groundwater/surface water quality guidelines and drinking water objectives. The assessment of servicing alternatives and capacities of development shall be completed prior to the construction or establishment of more than 5 camping lots or any use or building requiring a substantial use of water and sewage disposal since November 25, 1993 and shall be submitted to the County of Prince Edward, in accordance with applicable guidelines.
- b) The development shall be rezoned to a zone category that will permit the proposed uses. A holding (h) symbol may be utilized for the purpose of controlling the phasing of the expansion or provision of required services, if deemed appropriate by the County.
- c) The development shall be subject to the Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990 ch.P.13, as amended, and a development agreement to address the requirements of the County, financial or otherwise.
- d) Notwithstanding any other Section of Shore Land Designation to the contrary, further permanent residential uses beyond those existing as of November 25, 1993 are not a permitted use and will require an amendment to this Plan. All other requirements under Section 4 "Shore Land" shall apply.

4.5.35 Shore Land, Part Lot 86 & 87, Conc. 1, Township of Ameliasburgh (Old OPA No. 130)

The specific principles to be considered in the development and zoning of the Shore Land area as shown on Schedule 'E' hereto are as follows:

- a) Development shall be floodproofed to the 1:100 year flood elevation of 76.6 metres (G.S.C.).

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- b) Notwithstanding any policy to the contrary, the three southwesterly lots having frontage along County Road No. 3 may gain direct access to said road.
- c) All other requirements under Section 4 “Shore Land” shall apply.

4.5.36 Part of Lots 53 & 54, Conc. 2, Township of Ameliasburgh (formerly OPA No. 3 QENPA)

The special provisions to be considered in the development and zoning of the “Special Shore Land” area are as follows:

- a) the maximum number of new residential building lots created by the consent process shall be three (3);
- b) no development, including septic systems, will be permitted within 15 metres of the top of the slope to ensure slope stability, the reduction of erosion, siltation, and that there are no impacts from development on shoreline vegetation adjacent the Environmental Protection designation. The grading of future building lots should also direct runoff away from the Bay of Quinte; and
- c) all other requirements under Section 4.0 “Shore Land” shall apply.

4.5.37 Part of Lot 22, Concession Bayside, Former Township of North Marysburgh - Point Pleasant Farms (Harold Harrison) – (New OPA No. 4)

The specific principles to be considered in the development and zoning of approximately 48.5 hectares (120 acres) of land designated as “Shoreland - Section 4.5.37” on Schedule ‘E’ hereto are as follows:

- a)
  - i) Notwithstanding the provisions of Part IV, Section 4.4.1(a), Section 4.4.2(c) and Part V, Section 1.1.2 of this Plan, infilling by the consent approval process may be permitted along the existing private right-of-way, including any realignments thereof, in accordance with the other provisions of this Plan.
  - ii) Notwithstanding any provisions in this Plan to the contrary, including without limiting the generality of the foregoing Part IV, Section 4.3.3 and Part V, Sections 1.2.6 and 1.3.3 a), the creation and development of new lots may occur on a new private right-of-way or the extension of an existing private

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right-of-way, created by the subdivision and/or consent approval process.

- b) Further residential development of the lands by subdivision on private right-of-way(s) shall occur on the basis of a subdivision agreement, registered on title to the lands, that addresses as a minimum the following matters:
  - i) Outlining who is responsible for the construction and maintenance of the existing or new right-of-way(s), while confirming that the County does not have any obligations or liability regarding the construction or maintenance of the private roads, financial or otherwise; and
  - ii) The minimum standards and projected timing of the construction and/or improvements to the existing or new right-of-way, including but not necessarily limited to: the minimum right-of-way width; the minimum travelled width to allow for two lane traffic; type of surface treatment; ditching and drainage; and the road network layout so that the right-of-way is “looped” if necessary to accommodate safe and easy passage of emergency vehicles.
- c) New residential lots fronting onto and gaining access on a private right-of-way shall be recognized in a limited services residential zone that states that there is no commitment or requirement by the County to assume responsibility for ownership or maintenance of the private right-of-way.
- d) Development of the lands will proceed in keeping with the other provisions of this Plan.

4.5.38 Part of Lot 15, Concession 1, Former Township of Hillier  
1171311 Ontario Inc. (Stephen Weese) – (NEW OPA No. 5)

The specific principles to be considered in the development and zoning of approximately 4.27 ha (10.55 acres) of land designated as “Shoreland - Section 4.5.38” on Schedule ‘E’ hereto are as follows:

- a) A hobby farm, which may include the keeping of a maximum of two horses shall be a permitted accessory use to the main residential use of the subject lands.

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- b) Any barn housing a maximum of two horses or any manure storage area on the subject lands shall be separated by a minimum distance of 55 metres (180 feet) from any dwelling located on another lot.
- d) The maximum number of building lots shall be two.

4.5.39 Part of Lot 25 & 26, Concession Bayside & Part of Lot 21, Concession Lakeside East of Cape Vessey, in the Ward of North Marysburgh (Carson) - (New OPA No. 32)

The special provisions to be considered in the development and zoning of Part of Lot 25 & 26, Concession Bayside and Part of Lot 21, Concession Lakeside East of Cape Vessey, Ward of North Marysburgh now in the Municipality of the County of Prince Edward designated as "Shore Land – Section 4.5.39 on Schedule '1' hereto are as follows:

- a) Notwithstanding the provisions of Part V – The Division of Land, Section 1.1 – General Strategies, Policy 1.1.2, a maximum of seven (7) lots, not including the retained lands, may be created on the Carson Farm property by the Consent Process, as more particularly described below.
- b) A maximum of two (2) lots, not including the retained lands, may be created within the area of the Carson Farm property designated by the Official Plan as Shore Land in Part of Lot 21 Concession Lakeside East of Cape Vessey.
- c) Not including the retained lands, the maximum two (2) lots allowed to be created on Part Lot 21, Concession Lakeside East of Cape Vessey are in addition to six existing lots within lot 21 located along the shore line of Lake Ontario, mire particularly described as Parts 2 and 3 on reference plan 47R-3208.
- d) A buffer area of 30 metres shall be maintained from the high water mark of Lake Ontario which shall be maintained in a natural state, for any new lots created on lands located in Part of Lot 21 Concession Lakeside East of Cape Vessey.
- e) A maximum of three (3) lots, not including the retained lands, may be created within the area of the Carson Farm property designated by the Official Plan as Shore Land in part of lots 25 and 26,

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Concession Bayside between Cressy Bayside Road and the waters of Adolphus Reach.

- f) The sole purpose of the three (3) lots in the Shore Land designation in part of lots 25 and 26, Concession Bayside is to allow access to the waters of Adolphus Reach by the Cressy Bayside lots in the Prime Agricultural designation and the retained lands. Other than the existing cottage, the establishment of shore wells or private docks, no new development of the lots is permitted.
- g) Notwithstanding the provisions of Part IV-Land Use Policies, Section 4.0 – Shore Land, Policy 4.3.3, and vehicular access to the two new shoreline lots may be permitted from an existing private right-of-way (Jarvis Lane) or an extension of that right-of-way. The extension of the right-of-way shall not exceed 125 m (410 feet).
- h) The two new lots gaining access from the private right-of-way shall be recognized in a limited service residential zone that states that there is no commitment or requirement by the County of Prince Edward to assume responsibility for ownership or maintenance of the private right-of-way.
- i) All other requirements of the Prince Edward County Official Plan shall apply.

## **5.0 PRIME AGRICULTURAL**

### **5.1 Rationale/Strategy for Development**

- 5.1.1 It is the intent of the County to preserve the land designated Prime Agricultural and protect it from incompatible uses and unnecessary fragmentation in order to ensure its future viability as active farmland.
- 5.1.2 A comprehensive background analysis of the County's soil characteristics and farming activities, with the purpose of identifying the 'blocks' of Prime Agricultural land, was undertaken in association with the Ministry of Agriculture and Food. The blocks of land designated Prime Agricultural on Schedule 'E' consist primarily of Soil Classes 1, 2 and 3 and some of the Class 4 soils as defined in the Canada Land Inventory of soil capability for agriculture.
- 5.1.3 One result of the 'block' approach to designating the lands Prime Agricultural is that pockets of poorer land and woodlots are included within

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the Agricultural Land designation. The inclusion of these areas helps insure that the primary long-term use of Prime Agricultural land is farming.

## **5.2 Permitted Uses**

- 5.2.1 The predominant use of land will be agriculture, forestry, conservation projects, farming operations including animal and poultry farms, and residential uses accessory to farming.
- 5.2.2 More specifically, the permitted uses of the Prime Agricultural designation shall include:
- a) agriculture, as defined herein;
  - b) limited farm-related residential uses;
  - c) limited infilling of residential uses within built-up areas;
  - d) limited agriculturally related commercial and industrial uses such as farm produce processing and storage warehouses, equestrian centres, abattoirs and cheese plants which require close proximity to farming operations;
  - e) home businesses in accordance with Part III, Sections 3.2.3 f) and 3.5 of this Plan;
  - f) wayside pits and quarries and portable asphalt plants in accordance with Part III, Sections 2.2.12 and 2.2.13 of this Plan;
  - g) farm winery, as defined herein; and
  - h) estate winery, as defined herein.

## **5.3 Pattern of Development**

- 5.3.1 Development in the Prime Agricultural designation will be at a low density in order to promote the preservation and management of the natural resources and the rural character of the County.

## **5.4 Planning Policies**

- 5.4.1 General

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- a) where consents for limited farm-related residential, commercial and industrial development are permitted in accordance with Part IV, Sections 5.4.2 and 5.4.3, no more than a total of 3 lots shall be created and the lots (severed and retained) shall be of a size and configuration that would not lend themselves to further subdivision;
- b) all development in the Prime Agricultural designation will be required to meet the Minimum Distance Separation formula of the Agricultural Code of Practice, as amended from time to time; and
- c) new developments shall not be located where they endanger or may hinder any existing farming operations; *and*
- d) in the zoning by-law, a farm may be permitted a second residence in the form of a conventional single detached dwelling to provide living accommodation upon the farm for workers including family members who are employed full-time thereon.
- e) For the purposes of calculating the Minimum Distance Separation 11 (MDS 11) Formulae, lands designated Shore Land will be considered a Type A land use unless zoned to permit land uses identified as Type B land uses in the MDS Formulae Implementation Guidelines, as amended from time to time.

#### 5.4.2 Residential

- a) consents for limited farm-related residential uses will be permitted in the Prime Agricultural designation for the following reasons:
  - i) for a full-time farm employee required to reside close to the farm;
  - ii) for a retiring farmer who is retiring from active farming life, who has farmed for a substantial number of years, who has sold the farm and wishes to retain a lot for a residence of his/her own occupancy.
  - iii) for a farmer who enlarges his farm by acquiring an additional farm and as a result, owns a parcel of land upon which an existing residence made surplus through farm consolidation may be severed provided the surplus house is not required for farm help or retirement purposes. The farm consolidation may occur between adjacent parcels or where a farmer

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owns other lands in the County but not adjacent to the newly acquired land;

- iv) for technical or legal reasons such as boundary adjustments, easements, rights-of-way or other purposes that do not create a new lot.
- b) consents for limited infilling of residential uses will only be permitted within built-up areas where there is 100 metres or less of frontage between two non-farm residences on the same side of a road;
- c) the minimum lot area for farm-related residential lots and infill residential lots shall be 0.4 hectares;
- d) farm-related residential consents will be encouraged to locate in woods, at edges of farm fields, at crossroads and on poorer soil pockets, in order to buffer themselves from farm operations and keep farmlands open and unobstructed;
- e) in order to conserve lands for agricultural purposes, lots should be restricted to a maximum size of approximately one hectare, except where larger lot sizes are required due to environmental or other constraints.

#### 5.4.3

#### Commercial

- a) consents for agriculturally related commercial and industrial uses may only be permitted if:
  - i) the proposed use needs to be in close proximity to agricultural operations;
  - ii) the new lot is appropriate for the use and has a minimum area of 0.4 hectares;
  - iii) the lot frontage is appropriate for the use and the area in which the lot is being created; and
  - iv) the new lot can be serviced appropriately and with the approval of the local Health Unit.
- b) the physical structure of commercial buildings should be in keeping with the scale and form of buildings in the rural area;

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- c) the on-site parking, outside storage of goods or materials and the buffering and landscaping of the site should be provided for as per a site plan agreement so as to minimize the visual impact of such uses from adjacent roads and properties;
- d) entrances, exits and trucking routes to service commercial development shall be acceptable to the County;
- e) no uses considered to be a health hazard under the Health Protection and Promotion Act shall be permitted and all requirements of the Ministry of the Environment related to water supply and disposal for waste materials, and all emissions including noise, dust and vibration must be satisfied.

#### 5.4.4 Farm Winery

- a) Farm Wineries shall be permitted in the implementing zoning by-law as part of the farm operation.
- b) A minimum 2 hectares (5 acres) must be planted with a minimum of 4,000 vines on-site.
- c) Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to the creation of a new lot
- d) The fruit used in the annual production of wine at a Farm Winery shall consist predominately of fruit grown in the County of Prince Edward by that Farm Winery Operation. This may be reduced in any on year due to crop failure or damage resulting from causes beyond the control of the winery, such as climate and precipitation abnormalities, with the balance being from Ontario fruit.
- e) The retail sale of wine produced on-site shall be permitted. Provided that it does not conflict with any minimum floor area requirement for licensing approval, on-site tasting room and retail floor space shall not exceed the lesser of 75m<sup>2</sup>/800ft<sup>2</sup> or 25 percent of the total winery floor area (excluding any below ground floor area). The on-site retail floor space for non-agricultural and/or non-Prince Edward County agricultural products, shall not exceed 5% of the total retail floor space.

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#### 5.4.5 Estate Winery

- a) A minimum 8 hectares (20 acres) must be planted with a minimum of 16,000 vines on-site.
- b) Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to the creation of a new lot.
- c) All Estate Wineries shall be subject to a site specific zoning by-law amendment.
- d) The retail sale of wine and wine related products, and a hospitality room where food and wine is prepared and served, will be permitted when such uses are accessory to and complement the Estate Winery.
- e) The maximum total floor area for retail and hospitality uses shall be 400m<sup>2</sup>/4,300ft<sup>2</sup> so as not to detract from the main use of the land and not adversely affect other uses permitted in the area.
- f) Estate Wineries shall be required to locate with direct access and frontage onto an improved public roadway maintained year round with sufficient capacity to accommodate the anticipated traffic.
- g) Estate Wineries shall be subject to Site Plan and Site Plan Agreement Approval by the municipality. The following matters must be addressed to the satisfaction of the municipality.
  - i. Water supply and waste disposal.
  - ii. Best practices for drainage and outlets for storm water run-off.
  - iii. Entrances and exits to roads.
  - iv. Off-street loading, parking spaces.
  - v. Outside storage.
  - vi. Buffering/screening, landscaping
  - vii. Outdoor areas to be used by the public (e.g. patios)

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## 5.5 Special Provisions

### 5.5.1 Part Lots 12 and 13, Concession II S.W.G.P. in the Township of Sophiasburgh (Old OPA No. 71)

The special provisions to be considered in the development and zoning of the "Special Prime Agricultural" area are as follows:

- a) the maximum number of building lots shall be two;
- b) the developer shall enter into a development agreement established at the time of granting consent, which shall include a notice of the existence of the Essroc Canada Incorporated Cement Plant in close proximity to the subject lands;
- c) all other requirements under Section 5.0 "Special Prime Agricultural" shall apply.

### 5.5.2 Part Lot 8, Concession I Lakeside, Township of Hillier (Old OPA No. 118)

The special provisions to be considered in the development and zoning of a portion of a 32.4 hectare parcel of land constituting Part Lot 8, Concession I Lakeside, Township of Hillier having frontage on the north side of Highway No. 33, are as follows:

- a) a small engine and farm equipment repair shop shall also be a permitted use;
- b) all other provisions of Section 5.0 shall apply to the landholding.

### 5.5.3 Prime Agriculture & Environmental Protection Part Lot 4, Concession North Side of East Lake (NSEL), Township of Athol, Colton's Meadow Mobile Home Park (Old OPA No. 134)

Notwithstanding any other provision herein to the contrary, the above-noted property consisting of approximately 8.1 hectares of land may be zoned and used to recognize the Colton's Meadow Mobile Home Park consisting of 11 mobile homes, one permanent dwelling unit, one other dwelling and appropriate accessory and ancillary uses. Any land identified by the Ministry of Natural Resources or the local Conservation Authority as being wetlands or within the 1:100 year flood elevation, shall be placed in an environmental protection zone.

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5.5.4 Part of Lot 1, Concession 1 Military Tract, Former Township of Hallowell – Farm Credit Canada (New OPA No. 16)

The special provisions to be considered in the development and zoning of the approximately 4.12 ha (10.15 acres) of land constituting Part of Lot 1, Concession 1 Military Tract, Ward of Hallowell, designated as “Prime Agricultural – Section 5.5.4” on Schedule E hereto are as follows:

1. The permitted uses may include (low water consumption), light industrial uses such as workshops; service shops; light manufacturing, processing and assembly operations; concealed storage and warehousing facilities; motor vehicle repair garages and research establishments that are not directly related to agriculture, in addition to agriculturally related industrial and commercial uses. In addition, uses accessory to the various permitted uses may be permitted including business offices and a retail commercial outlet for the purpose of the sale of goods or materials produced on the premises providing the accessory retail use is located within the structure in which the principal industrial use is situated and produced.
2. The uses permitted shall be specified in an appropriate zone category in the implementing zoning by-law.

5.5.5 Part of Lots 7 and 8, Concession 1, North West of West Lake, Ward of Hallowell (Shirwill Holdings Limited c/o Mark Henry) – (New OPA 41) (OPA 21 5.5.5 Repealed)

1. In addition to the uses permitted in the Prime Agricultural designation, the following uses shall be permitted:
  - a) Cultural and entertainment events such as corn mazes, art and craft shows and sales, theatrical performances, musical productions, and seasonal festivals that showcase the historic structure and the agricultural setting of Osterhout-Henry Hall;
  - b) On-farm market operations including the sales of fresh and processed farm products such as fresh fruits and vegetables, preserves, maple syrup and baked goods and sales on natural non-edible products such as nursery stock, bedding plants, potted plants fresh cut and dried flowers;
  - c) On-farm catered functions and special events, including complete meals, such as birthday parties, company picnics, weddings and anniversaries, and uses normally associated with hosting such events (e.g. conference/meeting room facilities and a spa);

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- d) A distillery with associated bottling, processing of home grown fruits and beverage grade spirits and storage facilities;
- e) On-farm accommodation in one or more buildings where there is a maximum of 22 Tourist Inn guest rooms provided for the sleeping accommodation of guests visiting the farm or attending one of the functions hosted at the farm, and which may include common dining facilities for occupants of the guest rooms, meeting or other ancillary facilities;
- f) The Tourist Inn guest rooms will be located in i) the existing Victorian residence (5 guests suites)ii) the carriage house (1guest suite); and iii) a new building (16 guest suites). The principles that will apply to the location and design of the new building are:
  - i. The location and height of the new building shall visually respect and protect the character-defining spaces on the site (ie. The relationship of the main barn to the Victorian residence, and the relationship of the main barn to the agricultural fields on either side. When approaching the property along the Loyalist Parkway, views of the character-defining spaces and the relationship among the existing buildings on the site should not be obstructed by the new structure;
  - ii. The location and height of the new building shall also virtually respect and protect the relationship among the existing structures on the site where the main barn – Osterhout Henry Hall – is, and shall remain, the visually dominant structure in that relationship;
  - iii. In order to respect these views and ensure the on-farm accommodation is secondary, both in terms of function and design to the principal uses of the site, an allowable building envelope for the new guest accommodation building is shown on Schedule 1;
  - iv. The allowable building envelope is to be incorporated into the Zoning By-law;
  - v. The exterior form and materials of the new guest accommodation building shall be consistent with the existing main barn – Osterhout Henry Hall – and the Carriage House and be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet distinguishable from the historic portions of the Victorian residence; and
- g. A restaurant use, not related to an on-farm event, shall not be permitted.
- 2. For the purposes of this amendment a Spa shall mean a low-water commercial establishment offering health and beauty treatment

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through such means as exercise equipment, pedicures, manicures, facials and/or massages to those individuals staying in the guest suites and /or attending a function hosted at the farm/site.

3. The development of the lands shall be subject to the site plan control provisions of Section 41 of the Planning Act, R.S.O., 1990, c.P.13, as amended.
4. All other requirements of the Official Plan shall apply.

5.5.5.b Part of Lots 25 & 26 Concession Bayside and Part of Lot 21, Concession Lakeside East of Cape Vessey, in the Ward of North Marysburgh (Carson) (New OPA No. 32)

The special provisions to be considered in the development and zoning of Part of Lot 25 & 26, Concession Bayside & Part of Lot 21, Concession Lakeside East of Cape Vessey, Ward of North Marysburgh now in the Municipality of the County of Prince Edward designated as "Prime Agricultural-Section 5.5.5 on Schedule '1' hereto are as follows:

- a) Notwithstanding the provisions of Part V- The Division of Land, Section 1.1 – General Strategies, Policy 1.1.2 a maximum of seven (7) lots, not including the retained lands, may be created on the Carson Farm property by the Consent Process, as more particularly described below.
- b) A maximum of two (2) lots, not including the retained lands, may be created on the south side of Cressy Bayside Road within the portion of the property designated as Prime Agricultural.
- c) Each of the lots created on the portion of the property designated as Prime Agricultural, other than the retained lands, shall encompass an existing residence that is surplus to the farming operation.
- d) All other requirements of the Prince Edward County Official Plan shall apply.

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## **6.0 RURAL**

### **6.1 Rationale/Strategy for Development**

6.1.1 The County contains rural areas where agricultural activities remain active but dispersed, where soils are predominately shallow and where non-agricultural development has taken place over time. The blocks of land designated Rural consist primarily of soil classes 5, 6 and 7 and some of the class 4 soils as defined in Canada Land Inventory of soil capability for agriculture.

6.1.2 It is the intent of the Plan to maintain the natural and scenic qualities of the Rural designation and to preserve its rural character and lifestyle and significant open lands. Limited development, which is consistent with the Vision Statement, will be allowed in the Rural designation.

### **6.2 Permitted Uses**

6.2.1 The permitted uses of the Rural designation shall include:

- a) all of those uses permitted in Part IV, Section 5.2 of the Prime Agricultural designation;
- b) commercial uses which relate to the rural economy, tourism and the travelling public including antique shops, service stations, farm market stands and eating establishments;
- c) industrial uses which serve the rural community or which process agricultural products such as farm equipment sales and service centres, motor vehicle repair garages, machine or welding shops, contractors' yards or public works garages;
- d) community, health care, and recreational and education facilities including a public park, museum, church, school, community centre and golf course, in accordance with Part III, Sections 4.5 to 4.8 of this Plan;
- e) limited residential uses in accordance with the policies of this Plan;
- f) estate winery, as defined herein; and
- g) farm winery, as defined herein.

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### **6.3 Pattern of Development**

- 6.3.1 Very limited new development will be permitted in rather isolated areas of the County such as Long Point and Point Petre.
- 6.3.2 Development will be at a low density in order to avoid overcrowding of the rural areas and environmental problems with the cumulative effects of individual servicing. Care will be taken to ensure land use compatibility and to provide a lifestyle alternative to the urban areas of the County.
- 6.3.3 It is the intent of this Plan to protect and reinforce Picton, Wellington, Bloomfield, Rossmore and other communities as the service centres for the surrounding areas. Wherever possible, commercial uses, community facilities, health care and educational facilities will be encouraged to locate in these centres instead of locating in the Rural designation.
- 6.3.4 Rural commercial uses will be encouraged to locate in compact nodes, at centralized areas such as major road intersections, and grouped in such a manner that the surrounding rural landscape and scenic views are retained. Strip or ribbon commercial development, especially along the fringe areas close to urban centres, villages, and hamlets will be discouraged.
- 6.3.5 Rural industrial uses should be properly separated and screened from residential uses. They should not detract from the rural character of the County or be incompatible with tourist attractions, uses or accommodations. Safe access to industrial sites shall be from a public road that is of a construction and standard to adequately service the traffic associated with the use. Sites should be sought that minimize the impact of truck traffic on residential uses and avoid existing communities.

### **6.4 Planning Policies**

#### **6.4.1 General**

- a) consents for limited residential, commercial and industrial development may be permitted provided that no more than a total of 3 lots are created and the lots (severed and retained) are of a size and configuration that would not lend themselves to further subdivision;

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- b) all development in the Rural designation will be required to meet the Minimum Distance Separation formulae of the Agricultural Code of Practice, as amended from time to time;
- c) new developments shall not be located where they endanger or may hinder any existing farming operations;
- d) For the purposes of calculating the Minimum Distance Separation 11 (MDS 11) Formulae, lands designated Shore Land will be considered Type A land use unless zoned to permit land uses identified as Type B land uses in the MDS Formulae Implementation Guidelines, as amended from time to time.

#### 6.4.2 Residential

- a) residential development by Plan of Subdivision is not permitted in the Rural designation.
- b) residential development by infilling as defined in this Plan, shall be permitted between two houses separated by not more than 100 metres;
- c) severances for single detached units shall have a minimum lot area of approximately .8 hectares;
- d) property owners are encouraged to incorporate the following design principles into the development of a residential property:
  - i) maintain a treed buffer of diverse native species between the residence and the roadway;
  - ii) place residences and buildings at the edges of fields or forests as opposed to open fields, in order to reduce visual impact, to provide shelter from natural elements and to maintain open views and scenic areas; and
  - iii) place driveways along hedgerows, stonewalls or cedar fences, or at edges of fields and use a common shared driveway to lessen the development impact, wherever practical.
- e) farm-related residential consents will be encouraged to locate in woods, at edges of farm fields, at crossroads and on poorer soil

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pockets, in order to buffer themselves from farm operations and keep farmlands open and unobstructed.

#### 6.4.3 Other Uses Including Commercial and Industrial Uses

- a) consents for the uses permitted in Part IV, Sections 6.2.1(b), (c) and (d) may be granted provided:
  - i) the lot is large enough to meet all servicing requirements of the County, local Health Unit and/or the Ministry of the Environment and is a minimum of .8 hectares;
  - ii) the lot frontage is appropriate for the use and the area for which the lot is being created; and
  - iii) the policies and intent of this designation and Plan are being met;
- b) the location of all the subject uses will be controlled by placing them in separate zoning categories in the implementing Zoning By-law;
- c) in consideration of any zoning by-law amendment applications, where deemed necessary by Council in consultation with the appropriate government agencies, studies and information prepared by competent professionals may be required to be submitted which address the following matters:
  - i) the nature of the proposed use and the need for it;
  - ii) an environmental evaluation detailing the property's topography, relief, land forms, soils and surface and groundwater characteristics;
  - iii) a hydrogeological study which demonstrates the impact of the proposed operation on ground and surface water;
  - iv) a storm water management study detailing the area's drainage requirements;
  - v) an environmental impact statement;
  - vi) the compatibility of the proposed use with the adjacent land uses and designations;

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- vii) the method to be used for fire protection;
  - viii) site plan(s) showing the dimensions of the land holding, the location of existing and proposed buildings, outdoor storage, landscaping, berming, fencing, setbacks, drainage provisions, road entrances and exits, parking and loading spaces; and
  - ix) safety and accessibility with respect to road entrances and exits, traffic volumes, trucking routes, existing development, the physical conditions of the roads and improvements required to upgrade the access routes.
- d) a site plan agreement and/or a development agreement may be entered into between the developer and the County to ensure that the recommendations of any of the above required studies and any concerns of the County or a government agency are implemented and addressed;
- e) all commercial and industrial development shall comply with the requirements of the local Health Unit and the Ministry of the Environment regarding the disposal of wastes, the provision of an adequate quantity and quality of water and the levels of noise, vibration and odour emanating from the proposed development. It is further intended that any polluted effluents from an industry shall not be discharged into any creek, watercourse, or lake;
- f) one residential unit may be permitted in connection with a commercial or industrial use;
- g) property owners are encouraged to incorporate the following design principles into the building and site plans for these areas:
- i) the physical structures of commercial buildings should be in keeping with the scale and form of buildings in the rural area;
  - ii) buildings should be grouped on a portion of the site with varying setbacks, well-landscaped areas between the structures and the roadways, preserving other portions of the property as open space;

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- iii) parking should be located to the rear or side in order to screen the parking lot from the roadway and to encourage attractive landscaping along the roadway frontage;
- iv) access to rural commercial nodes should be from internal secondary roads or side-streets or limited to a single access point, to avoid traffic congestion and hazards; and
- v) signage and lighting should not overwhelm motorists or the surrounding countryside. All signs should reflect a Loyalist heritage motif.

#### 6.4.4

#### Estate Winery

- a) A minimum of 8 hectares (20 acres) must be planted with a minimum of 16,000 vines on-site.
- b) Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to the creation of a new lot.
- c) All Estate Wineries shall be subject to a site specific zoning by-law amendment.
- d) The retail sale of wine and wine related products, and a hospitality room where food and wine is prepared and served, will be permitted when such uses are accessory to and complement the Estate Winery.
- e) The maximum total floor area for retail and hospitality uses shall be 400m<sup>2</sup>/4,300ft<sup>2</sup> so as not to detract from the main use of the land and not adversely affect other uses permitted in the area.
- f) Estate Wineries shall be required to locate with direct access and frontage onto an improved public roadway maintained year round with sufficient capacity to accommodate the anticipated traffic.
- g) Estate Wineries shall be subject to Site Plan and Site Plan Agreement Approval by the municipality. The following matters must be addressed to the satisfaction of the municipality.
  - i. Water supply and waste disposal
  - ii. Best practices for drainage and outlets for storm water run-off.

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- iii. Entrances and exits to roads
- iv. Off-street loading, parking spaces
- v. Outside storage
- vi. Buffering/screening, landscaping
- vii. Outdoor areas to be used by the public (eg. Patios)

#### 6.4.5 Farm Winery

- a) Farm Wineries shall be permitted in the implementing zoning by-law as part of the farm operation.
- b) A minimum 2 hectares (5 acres) must be planted with a minimum of 4,000 vines on-site.
- c) Minimum lot sizes referred to in this section of the Plan apply to existing lots and not to the creation of a new lot.
- d) The fruit used in the annual production of wine at a Farm Winery shall consist predominately of fruit grown in the County of Prince Edward by that Farm Winery Operation. This may be reduced in any one year due to crop failure or damage resulting from causes beyond the control of the winery, such as climate and precipitation abnormalities, with the balance being from Ontario fruit.
- e) The retail sale of wine produced on-site shall be permitted. Provided that it does not conflict with any minimum floor area requirement for licensing approval, on-site tasting room and retail floor space shall not exceed the lesser of 75m<sup>2</sup>/800ft<sup>2</sup> or 25 percent of the total winery floor area (excluding any below ground floor area). The on-site retail floor space for non-agricultural and/or non-Prince Edward County agricultural products, shall not exceed 5% of the total retail floor space.

### 6.5 Special Provisions

#### 6.5.1 Part Lot 66, Concession II, Township of Ameliasburgh (Fenwood Gardens Special Policy Area)

The special provisions to be considered in the development and zoning of the "Special Rural" (Fenwood Gardens Special Policy Area) as shown on Schedule 'E' are as follows:

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- a) Fenwood Gardens is an existing rural residential subdivision serviced by municipal water and private sewage disposal systems. Any new development or redevelopment of existing conditions in the area shall conform with all the provisions of this plan and may include but not be limited to the completion of appropriate environmental evaluation and servicing studies.

#### 6.5.2 Restaurant at Warings Corners (New OPA No. 6)

The special provisions to be considered in the development and zoning of the "Special Rural" area located on approximately 14.4 hectares (35.7 acres) of land constituting Part of Lot 18 & 19, Concession II Military Tract, Township of Hallowell are as follows:

- a) In addition to the uses listed in Part IV, Section 6.2.1, the following uses shall be permitted:
  - i) Restaurant
  - ii) Inn/lodge
  - iii) Cooking school
  - iv) Health and leisure spa facilities such as swimming pool, jacuzzi, hot tub, sauna and activities room
  - v) Meeting room, reception facility
  - vi) Winery
- b) Through the implementing zoning by-law for the subject lands, a special tourist commercial zone(s) can be utilized consisting of, but not necessarily limited to the following types of zone provisions:
  - i) Allowing land uses consistent with those specifically listed in Part IV, Section 6.5.2 a) above.
  - ii) Treating the three parcels of land owned by the developers of the Waring House Restaurant and Inn as one for the purpose of the Comprehensive Zoning By-law, together with an appropriate minimum lot area requirement.
  - iii) A 15m setback for all buildings and structures from the high water mark of the intermittent watercourse located on the lands.
  - iv) No building permits to be issued for alterations to the existing buildings or construction of new buildings without proof of the appropriate Certificate of Approval, amended as necessary, from the Ministry of the Environment (M.O.E) for all required private sewage works on the holding or alternatively hook up to any future municipal sewage service when available.

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- v) An appropriate setback from the Loyalist Parkway and County Road No. 1
- vi) The use of the Holding Symbol (H) on those lands not immediately required for the development of the Waring House Restaurant and Inn. Agricultural uses, tile bed areas and parking areas will be permitted on these lands. The intent will be to remove the H by by-law for part(s) or all of the lands as the owners detailed plans for expansion are confirmed and appropriate requirements by the County for private or municipal services and Site Plan Control approval pursuant to Section 41 of the Planning Act, as amended, are in place.

6.5.3 Part Lot 65, Gerow Gore, Southeast Corner of Intersection of Highway 62 and County Road 1, Township of Hallowell (Old OPA No. 49)

The special provisions to be considered in the development and zoning of the area located on Part Lot 65, Gerow Gore are as follows:

- a) a farm produce outlet only shall be permitted, such outlet to provide for sale a minimum of 60% locally grown, frozen or processed agricultural products;
- b) only that portion of the parcel, which is presently used for the farm produce retail outlet, shall be zoned and permitted uses shall be restricted to the existing building.

6.5.4 Part Lot 11, Concession Long Point, Township of South Marysburgh (Old OPA No. 50)

The special provisions to be considered in the development and zoning of the "Special Rural" area located in Part Lot 11, Concession Long Point, Township of South Marysburgh are as follows:

- a) the uses permitted shall be limited to a tourist establishment (not including a trailer camp), interpretive centre, dive shop, convenience store and accessory uses including food services. The uses permitted shall be self-contained on the developed lands and shall not rely on, or encourage the use of the adjacent lands of the Prince Edward Point National Wildlife Area in a manner not permitted by Federal Regulations;

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- b) no buildings or structures will be permitted within 45 m of the road allowance, and adequate buffering and screening shall be provided to the adjacent National Wildlife Area.

6.5.5 Part Lot 89, Concession III, Township of Ameliasburgh (Old OPA No. 59)

The special provisions to be considered in the development and zoning of the "Special Rural" area as shown on Schedule 'E' are as follows:

- a) the maximum number of building lots shall be four;
- b) the minimum lot size shall be 1.86 ha;
- c) the minimum lot frontage shall be 68 metres;
- d) all other requirements under Section 6.0 "Rural" shall apply.

6.5.6 Part Lot 104, Concession 4, Township of Ameliasburgh (Old OPA No. 60)

The special provisions to be considered in the development and zoning of the "Special Rural" area as shown on Schedule 'E' hereto are as follows:

- a) the maximum number of building lots shall be two;
- b) the following notice shall be placed on title warning prospective purchasers of the noise from the adjacent rail line:

"All persons intending to acquire an interest in the real property by purchase or lease are advised of the existence of the right-of-way of the Canadian National Railway. In future, it is possible that such rail facilities may be altered or expanded, which expansion or alterations may affect the living environment of residents despite inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units and that the Canadian National Railway will not be responsible for complaints or claims arising from its use of its facilities and/or arising from its operations."

- c) all other requirements under Section 6.0 "Rural" shall apply.

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6.5.7 Part Lot 65, Concession II, Township of Ameliasburgh (Old OPA No. 95)

The special provisions to be considered in the development and zoning of the "Special Rural" area are as follows:

- a) the maximum number of building lots shall be five;
- b) development must be floodproofed to 1:100 year flood elevation;
- c) that a subdivision agreement be a component of this amendment; the purpose of the agreement is to address the concerns noted previously;
- d) all other requirements under Section 6.0 "Rural" shall apply.

6.5.8 Part Lot 17, Concession Southeast of Carrying Place, Township of Hallowell (Old OPA No. 109)

The special provisions to be considered in the development and zoning of the "Special Rural" area as shown on Schedule 'E' attached hereto are as follows:

- a) a buffer strip 30 metres in depth adjacent to the Loyalist Parkway (Highway No. 33) shall be established within which buildings and structures shall be precluded;
- b) every effort will be made to maintain the majority of existing vegetation so as to minimize erosion on this property;
- c) all draft plans of subdivision shall be accompanied by an engineering report indicating that drainage from the development can be handled without impairing existing drainage patterns;
- d) a subdivision agreement be entered into;
- e) all other requirements under Section 6.0 "Rural" shall apply.

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6.5.9 Part Lots 32 and 33, Concession II W.G.P., Township of Sophiasburgh (Old OPA No. 125)

The special provisions to be considered in the development and zoning of a 60.3 acres (24.2 hectare) parcel designated "Special Rural" as described above are as follows:

- a) that a maximum of three lots, including the retained lot can be created off of the total holding;
- b) that no further new lots can be created off of any of the newly created lots, including the retained lot;
- c) a setback from the lands designated "Environmental Protection" shall be provided in accordance with M.N.R. and Conservation Authority requirements;
- d) that as a condition of consent, the necessary road widening be conveyed to create a minimum 66' wide road allowance adjacent to the subject holding.

6.5.10 Part of Lots 20, 21 and 22, Concession I W.G.P., Township of Sophiasburgh (Old OPA No. 126)

The specific principles to be considered in the development and zoning of a 217.6 acre (88 hectare) parcel designated "Special Rural" as described above are as follows:

- a) that a maximum of three lots, including the retained lot can be created off of the total holding;
- b) that the severed and retained lots be rezoned to a zone(s) which incorporate minimum lot area and lot frontage requirements that prevent their further subdivision;
- c) that the lots be a minimum of 0.8 hectares in area with 60 metres of frontage onto the Township Road.

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### 6.5.11 Waupoos Island - Special Policy Area

#### a) Rationale/Strategy for Development

Waupoos Island is the largest of many islands included within the boundaries of Prince Edward County and although currently being farmed and containing relatively good soils, Waupoos Island has not been designated as Prime Agriculture because of its limited and uncertain access and isolation to the mainland. For these reasons, the island should also not be considered for intensive residential or commercial uses.

Requests for development of these lands have been forthcoming. As it is desirable that development takes place in a comprehensive manner, it is necessary to provide policies to establish planning direction for the area's future development.

#### b) Permitted Uses

The uses permitted shall be limited to agricultural, existing rural residential, tourist and resort commercial uses such as tourist camps, golf courses, open space, and accessory uses and buildings including boathouses and docks.

#### c) Pattern of Development

- i) no development, except for docks and boathouses approved by the Ministry of Natural Resources, shall occur within 30 metres of the high water mark of Lake Ontario;
- ii) the natural vegetation and soil mantle between the development and water's edge shall be retained to the extent possible to prevent erosion and to protect the natural scenic quality of the shoreline, fish habitat and spawning areas;
- iii) all development shall take place in consultation with the Ministry of Natural Resources, the local Conservation Authority, and the County of Prince Edward ;

#### d) Planning Policies

- i) the shoreline along Waupoos will be maintained in as natural a state as possible;

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- ii) all applications for permits for shoreline alterations including boat houses and docks should be circulated by the Ministry of Natural Resources and the local Conservation Authority to the Prince Edward County Planning Department for review and comments.
- e) Special Provisions
- i) The Golf Links of Prince Edward, Part Lots 8, 9, 11 & 12, Concession Waupoos Island, Township of North Marysburgh (Old OPA No. 132)

The specific principles to be considered in the development and zoning of 81 hectares of land constituting Part of Lots 8, 9, 11 & 12, Concession Waupoos Island, Township of North Marysburgh are as follows:

- a) In addition to the uses permitted pursuant to the Waupoos Island-Special Policy Area designation, a golf course and accessory uses related to a golf course shall also be permitted. The north shore of the subject lands shall not be used for the purposes of providing water access for golf patrons to the site.
- b) Prior to the alteration of the site for any purpose, an archeological assessment shall be conducted to the satisfaction of the Ministry of Culture, Tourism and Recreation.
- c) Prior to the alteration of the site for any purpose, a stormwater management plan shall be completed to the satisfaction of the local Conservation Authority.
- d) The County will ensure that appropriate arrangements are secured with respect to access to the site via the lands known as the "Oblate Fathers Lands" to minimize impact on adjacent cottages or dwellings; appropriate car and boat parking arrangements are in place on the mainland to accommodate the golf course patrons and employees; and appropriate boat docking arrangements are in place to permit continued usage of the existing government dock by

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other full-time and seasonal residents and visitors of Waupoos Island.

A pre-development agreement shall be entered into between the County and the developer(s). This agreement will acknowledge that the County will not be responsible or be required to spend public monies for: i) the transportation of people or waste from the island to the mainland, as well as; ii) the surveying and transfer and construction of road allowances where required, and; iii) any other issues deemed appropriate by the County.

- e) The development shall be subject to the Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990 c.P.13, a development agreement to address any issues not dealt with in the pre-development agreement and any requirements of the County.
  - f) The zoning by-law shall provide for the buffering of adjacent uses, including the adjacent cottages or dwellings, from the golf course and accessory uses and minimize land use conflicts by:
    - providing appropriate minimum setbacks for buildings and structures on the site;
    - regulating the types of uses, densities and heights of the buildings and structures on the site;
    - providing for landscaped areas on the site; and
    - prohibiting the construction or use of a dock, other than the existing dock, on the north shore.
- e(ii) Lots 1,2,3,4,5,6 & 7, Concession Waupoos Island, in the Ward of North Marysburgh (Fleguel & Roughan) – OPA No. 36

The specific principles to be considered in the development and zoning of 225 hectares of land constituting Lots 1,2,3,4,5,6 & 7, Concession Waupoos Island, in the Ward of North Marysburgh now in the County of Prince Edward designated as “Rural” Section E, hereto are as follows:

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1. Notwithstanding Part IV, Section 6.4.1 (a) and Part V, Section 1.3.1(b), consents for new lots may be created for each of the four (4) dwellings existing on the date of passing of this amendment and one new lot around the existing summer camp lands, by consent, in addition to a retained parcel (5 severed, 1 retained parcel).
2. Notwithstanding Part V, Section 1.3.3(a) of this Plan, a total of five new lots and a retained lot may be created by consent and gain access by Waupoos Island Lane, a specially designated seasonal unmaintained road allowance, and described in County Policy RD 710 A – Waupoos Island Seasonal Road Policy. There is no commitment or requirement by the Municipality to assume year round maintenance of the road and levels of service provided to the lots may be limited or reduced, including the level of emergency service. There is no commitment or requirement by the Municipality to provide for public ferry service and/or transportation to/from the mainland.
3. Individual owners of each parcel of land designated “Rural” Section 6.5.11(d)(ii) will be solely responsible for obtaining and providing adequate off-site mainland parking for their holding. There shall be no commitment or cost incurred by the Corporation of the County of Prince Edward to provide mainland parking for any or all land owners.

6.5.12 **Reserved for:** Part of Lots 6 through 13, Inclusive, Conc. 4, S.S.E.L., Ward of Athol (New OPA No. 14)

**NOTE:** OPA No. 14 “Royal Road Windfarm” has been appealed to the Ontario Municipal Board.

6.5.13 Part of Lots 107 and 108, Concession 3, Former Township of Ameliasburgh – Dor-Ann Homes Ltd. (New OPA No. 15)

The specific principles to be considered in the development and zoning of Approximately 8.27 ha (20.43 acres) of land designated as “Rural – Section 6.5.13” on Schedule ‘E’ hereto are as follows:

- a) The permitted uses shall be limited to single detached residential uses and public or private open space uses.

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- b) Development shall proceed by means of a registered Plan of Subdivision.
- c) The maximum number of building lots shall be 12 lots for single detached dwellings serviced by municipal piped water and private individual septic systems. The minimum lot area may be less than 0.8 ha (1.98ac) and the minimum lot frontage may be less than 60 m. (196.9 ft) as verified through completion of a Hydrogeological Study approved by the County. The minimum lot size, as determined by the Hydrogeological Study, shall be reflected in the implementing zoning by-law.
- d) Prior to development occurring on the subject lands a subdivision agreement shall be entered into with the Municipality and registered on title to the lands.

6.5.14 Bergeron Zoo-Animal Sanctuary – Part of Lot 9, Concession 2 North West of Carrying Place, Ward of Hallowell (New OPA No. 13)

The specific principles to be considered in the development and zoning of the “Specific Rural” area located on approximately 3.2 hectares (8.1 acres) of land constituting Part of Lot 9, Concession 2 Military Tract, Ward of Hallowell are as follows:

- a) In addition to the uses listed in Part IV, Section 6.2.1, the following uses shall be permitted:
  - i) Kennel
  - ii) Animal Pound
  - iii) Zoo, Including an animal sanctuary
- b) Through the implementing zoning by-law for subject lands, a special tourist commercial zone can be utilized consisting of, but not necessarily limited to the following types of zone provisions:
  - i) Permitting only certain identified species of types of animals within the zoo/animal sanctuary;
  - ii) Regulating the maximum number of animals to be kept within the zoo/animal sanctuary;
  - iii) Requiring the lands to be subject to Site Plan Control approval pursuant to Section 41 of the Planning Act, as amended; and,

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- iv) Defining the special tourist commercial zone and zoo/animal sanctuary as “Type A” land use rather than a “Type B” land use for the purpose of calculating an future Minimum Distance Separation (MDS 1 or 11) for this property”.

6.5.14(a) Part of Lots 62, Concession 2, Ward of Ameliasburgh (Stewart O’Brien, 1470757 Ontario Inc. & Brauer Homes) – OPA No. 46

The special provisions to be considered in the development and zoning of the approximately 2.43 hectares of land constituting Part of Lot 62, Concession 2, Ward of Ameliasburgh, now in the Municipality of the County of Prince Edward designated as “Rural Section 6.5.14(a) on Schedule ‘E’ hereto are as follows:

1. The permitted uses shall be limited to single detached residential dwellings.
2. A maximum of three new lots, plus a retained lot, may be created from the holding provided that the minimum lot size is 0.4 hectares.
3. All development will be accessed from County Road No. 28 and serviced by municipal piped water and private individual septic systems.
4. All other requirements of the Official Plan shall apply.

6.5.15 Part of Lots 8, 9 and 10, Concession 1, Lakeside, in the Ward of Hillier (Wellington on the Lake Golf Course) (New OPA No. 38)

The special provisions to be considered in the development and Zoning of 89.2 hectares of land, constituting Part of Lots 8, 9 and 10, Concession 1, Lakeside, in the Ward of Hillier now in the Municipality of the County of Prince Edward and a shown on Schedule “E” hereto are as follows:

- a) The uses permitted shall be limited to the expansion of a golf course to a maximum of 18 holes, and accessory uses related to a golf course.
- b) Any buildings or structures proposed shall be developed on private services (private well and septic system) and shall be of a size and design that shall not require a Certificate of Approval from the Ministry of Environment for said private services. The County of Prince Edward does not support any development requiring the municipality to enter into any municipal responsibility agreement in regards to private servicing (well and septic system). In this regard any proposed development requiring a municipal responsibility agreement(s) shall not be permitted. The Site Plan agreement shall contain appropriate policies relating to the above.

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- c) Prior to any development on the site the following studies need to be completed and approved:
1. An Environmental Impact Statement shall be prepared by a qualified professional to the satisfaction of the Ministry of Natural Resources, Quinte Conservation and the County of Prince Edward. The study shall clearly identify all natural heritage features that exist on the subject lands and should both assess the potential impacts of the proposal on the natural heritage features and provide mitigating measures, including appropriate setbacks and buffers; and
  2. An Archaeological Resource Assessment completed by a qualified professional to assess the location, nature and extent of the resources and the effect of the proposed development on the resource to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- d) The wetland areas shall remain in a natural state which shall be ensured through the implementing zoning by-law which shall prohibit any development with the exception of cart paths where approved by the Conservation Authority, and/or the County of Prince Edward.
- e) The development shall be subject to the Site Plan Control provisions of Section 41 of the Planning Act R.S.O. 1990 ch.P13 and will implement the findings of the Environmental Impact Statement and Archaeological Resource Assessment.
- f) All other requirements of the Prince Edward County Official Plan shall apply.

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## **7.0 OUTDOOR RECREATIONAL LAND**

### **7.1 Rationale/Strategy for Development**

- 7.1.1 Outdoor Recreational Land should provide a range of recreational and open space opportunities for both County residents and tourists. To this end, the land so designated should be developed in a manner, which satisfies the recreational needs of County residents while maximizing its tourism potential.
- 7.1.2 Outdoor Recreational Land should be developed in a manner which maintains the integrity of the natural environment, protects the habitat of plant and animal life and conserves the quality of soil, air and water resources.
- 7.1.3 Although it is recognized that the County's influence on Crown Land is limited, the County will co-operate with senior level of government to plan and manage this land resource.
- 7.1.4 Where any land designated as Outdoor Recreational Land is under private ownership, this Plan does not intend that the land will remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public. Also, it is not intended that any land designated Outdoor Recreational Land will necessarily be acquired by the County.
- 7.1.5 Where a proposal is made to develop land designated Outdoor Recreational and held under private ownership, for an alternative use not permitted under this designation and the County or other public agencies do not wish to purchase such land to retain it for recreational purposes, an application for its redesignation will be given due consideration by the County after taking into account the intent and policies of this Plan.

### **7.2 Permitted Uses**

- 7.2.1 The predominant use of land in the Outdoor Recreational Land designation will be public parks and beaches, major open spaces, conservation areas, sports grounds and other areas associated with public recreational uses.
- 7.2.2 More specifically, the permitted uses of the Outdoor Recreational Land designation shall include:

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- a) public and private parks including boating docks or marine facilities;
- b) seasonally operated tent, trailer and recreational vehicle parks for such uses as tents, trailers and recreational vehicles;
- c) sports grounds such as ballparks, tennis courts, playgrounds, golf driving ranges and golf courses;
- d) open space and conservation areas, including wildlife observation points;
- e) recreational trails for snowmobiling, hiking, bicycling and cross-country skiing;
- f) uses complementary and necessary to the permitted outdoor recreational land uses such as food concessions, general variety stores, offices, storage and service areas and buildings, and accessory residential accommodation for attendants; and
- g) agriculture, forestry, fish and wildlife management and other natural resources management uses.

### **7.3 Pattern of Development**

- 7.3.1 Prior to any development-taking place on privately owned lands in the Outdoor Recreational Land designation, Council may request a master plan of development, including an Environmental Evaluation. The master plan shall form the basis of a development agreement with the County.
- 7.3.2 Regard shall be had for the impacts of new land uses adjacent to Outdoor Recreational Land.
- 7.3.3 Regard shall be had for the compatibility of outdoor recreational uses with adjacent land uses, including Environmental Protection areas and Environmentally Sensitive Areas. Where necessary, facilities shall be designed to provide adequate spatial separation, buffer planting, landscaping and fencing to ensure that any adverse effects associated with such uses are minimized.
- 7.3.4 The development of Outdoor Recreational Land shall be carried out in a manner, which maximizes accessibility for persons with special physical needs.

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7.3.5 Open space uses may be located in remote areas in order to provide unique outdoor recreational experiences and protect the natural environment.

## 7.4 **Planning Policies**

### 7.4.1 **General**

- a) an application for redesignation of privately owned Outdoor Recreational Land to another land use designation may be given due consideration by County Council after taking into account the following:
  - i) the suitability of the soil and general terrain to sustain the proposed development;
  - ii) the long range plans of the local Conservation Authority and Provincial agencies for providing parks and open spaces;
  - iii) the possibility of negotiating easements or other such arrangements for the purpose of providing public use and access or thoroughfare across part or all of the lands;
  - iv) the proximity and impact of the proposed development to any Environmental Protection areas or Environmentally Sensitive Areas and any measures proposed to mitigate potential environmental damage; and
  - v) the policies of the proposed designation and the compatibility of the proposed designation with surrounding land uses.
- b) adequate parking areas shall be established where required for outdoor recreational uses. Access points to recreational areas and associated parking shall be designed in a manner that will minimize the danger between vehicular and pedestrian traffic;
- c) the security of users of outdoor recreational sites and facilities shall be maximized through enhancing lighting, pathways, parking area design, site visibility and the siting of facility components;

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- d) appropriately designed and maintained signage shall be erected to indicate various uses and their functional orientation;
- e) all uses within the Outdoor Recreational Land designation shall conform to the Agricultural Code of Practice, as amended from time to time; and
- f) all outdoor recreational areas may be zoned in separate classifications in the implementing Zoning By-laws.

#### 7.4.2 Sandbanks Provincial Park

- a) The Sandbanks Provincial Park shall be developed in accordance with the Sandbanks Provincial Park Management Plan, as amended from time to time. Amendments to the Sandbanks Provincial Park Management Plan will not require an amendment to this Plan.

### 7.5 Special Provisions

#### 7.5.1 Expansion of Picton Golf and Country Club Golf Course, Part of Lots 6 & 7, Concession I Northwest of Carrying Place, Township of Hallowell (Old OPA No. 135)

The specific principles to be considered in the development and zoning of the 26.3 hectares of land designated "Outdoor Recreational" located on Part of Lots 6 & 7, Concession I Northwest of Carrying Place, Township of Hallowell are as follows:

- a) a golf course shall be a permitted use;
- b) plans for site grading, filling, stormwater management and drainage for areas adjacent to the creek, and the creek crossing location and details to be submitted to, and approved by, the Ministry of Natural Resources, the Prince Edward Region Conservation Authority and the Stormwater Quality Control Program Authority, as appropriate, prior to the commencement of golf course construction; and
- c) the County shall zone the subject lands for golf course only. The County will ensure that the zone utilized is included within their Site Plan Control Area By-law as a zone subject to site plan control. The County and the owner of the lands shall enter into a site plan

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agreement, which will detail the design and development of the golf course expansion.

## **8.0 ENVIRONMENTAL PROTECTION**

### **8.1 Rationale/Strategy for Development**

8.1.1 The Environmental Protection designation shown on Schedule 'E' includes:

- a) Provincially Significant Wetlands evaluated by the Ministry of Natural Resources are denoted with the symbol 'W';
- b) locally significant wetlands as evaluated by the Ministry of Natural Resources;
- c) other wetland areas identified by the County through air photography and field checks; and
- d) Scotch Bonnett, Nicholson, Forester, Grape, Main Duck, False Ducks, Indian Islands, Timber Island.

8.1.2 In addition to those areas identified on Schedule 'E', the Environmental Protection designation and policies shall apply to:

- a) lands below the regulatory 1:100 year flood elevation for East Lake, West Lake, Consecon Lake, Consecon Creek, Slab Creek and Lane Creek as shown on the engineered flood plain or elevation mapping on file in the County Planning Department and/or the local Conservation Authority;
- b) lands within 15 metres of the normal high water mark of lakes, rivers, streams or creeks identified by the local Conservation Authority and/or the Ministry of Natural Resources for which 1:100 year engineered floodline mapping or flood elevation is not available. Once mapping for other areas is prepared, the policies of Part IV, Section 8.1.2 a) shall apply; and
- c) lands within 30 metres of the normal highwater mark and/or land below the Lake Ontario regulatory flood elevation standard, which is established by the Conservation Authority along the shoreline of the Bay of Quinte and Lake Ontario. This distance may be reduced

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to 15 metres in circumstances outlined in Part IV, Section 4.4.1 h) of this Plan.

- 8.1.3 Where mapped, the boundaries of the Environmental Protection designation are approximate and it is the intent of this Plan that the precise locations be delineated in the implementing Zoning By-laws or at the time of the submission of development applications, through consultation with the local Conservation Authority and/or the Ministry of Natural Resources and the affected landowners. In the absence of more detailed mapping, the boundaries of the Environmental Protection designation shown on Schedule 'E' shall be used as a guide in the preparation of the implementing zoning by-laws.
- 8.1.4 New Environmental Protection areas and Provincially Significant Wetlands (with the 'W' symbol) will be added to Schedule 'E' by amendment to this Plan, in order to allow for public notification, consultation and input.
- 8.1.5 The primary purposes of the Environmental Protection designation are the preservation and conservation of the natural environment so designated and to achieve "no loss of Provincially Significant Wetlands" and to protect locally significant wetlands. The Environmental Protection areas are important in maintaining the rural character of the County as well as its ecological health by maintaining surface and groundwater quality and quantity, and protecting fish and wildlife habitat. A number of the County's more significant woodlots located within the wetland areas will also be protected and managed by private landowners in the Environmental Protection designation.
- 8.1.6 Buildings and structures will be prohibited from locating on lands subject to flooding so that building and property damage from floodwaters will be minimized.
- 8.1.7 Nothing in this Plan shall be construed to imply that Environmental Protection areas are free and open to the general public or that such areas will be purchased by the County or other public agency.
- 8.1.8 Landowners whose lands have been designated Environmental Protection on Schedule 'E' shall be encouraged to maintain their lands in a manner which manages and protects the natural attributes of the area.

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## **8.2 Permitted Uses**

- 8.2.1 The predominant use of land in the Environmental Protection designation shall be conservation, forestry, wildlife areas, established agricultural uses and passive recreational functions.
- 8.2.2 More specifically, the permitted uses in the Environmental Protection designation shall include:
- a) flood, sedimentation and erosion control uses, provided these uses are approved by the local Conservation Authority and/or the Ministry of Natural Resources;
  - b) sustainable resource management uses such as fishing, hunting and wildlife viewing which are compatible with environmental protection objectives, provided the area is suited to access and is not sensitive to human activity. Facilities which support these uses such as boardwalks, duck blinds and fish huts are also permitted;
  - c) private and/or public utilities such as pipelines, highways, roads and hydro facilities approved by the local Conservation Authority and/or the Ministry of Natural Resources, where suitable locations outside of the Environmental Protection areas are not feasible; and
  - d) docks and boathouses approved by the Ministry of Natural Resources.

## **8.3 Patterns of Development**

- 8.3.1 The addition of new Environmental Protection areas and the identification of Provincially Significant Wetlands (with the 'W' symbol) shall be undertaken in consultation with the local Conservation Authority and the Ministry of Natural Resources by amendment to this Plan.
- 8.3.2 Before development is allowed on lands abutting an Environmental Protection area, the development shall be reviewed for the impacts that it may have on the Environmental Protection land. An Environmental Evaluation may be required by the County in consultation with the local Conservation Authority and the Ministry of Natural Resources to assist in this review. Also, refer to Section 8.4.2 c) relative to the preparation of an Environmental Impact Study (E.I.S.) for development within 40 metres of a 'Provincially Significant Wetland'.

## **PART IV – LAND USE DESIGNATION POLICIES**

8.3.3 If land which is designated Environmental Protection on Schedule 'E' is determined by the local Conservation Authority, the Ministry of Natural Resources and the County to not be environmental protection lands, the development of such land shall be reviewed on the basis of the predominant adjoining land use designation, Part IV, Section 8.3.2 and 8.4.2 c) and the general intent and purpose of this Plan. An amendment to Schedule 'E' of this Plan shall not be required to make minor modifications to the designation provided that the overall intent of the Plan is maintained.

## **8.4 Planning Policies**

### **8.4.1 General**

- a) all Environmental Protection areas, including Provincially Significant Wetlands, shown on Schedule 'E' shall be recognized in an appropriate environmental protection zone in the implementing Zoning By-law, the general purpose of which will be to preclude development;
- b) any existing uses, together with an amount of land sufficient for the siting of such uses at their present extent, may be recognized as legal conforming uses in the zoning by-law. Minor extensions to and/or the replacement of existing buildings or structures may be permitted by minor variance or rezoning, subject to the regulations and approval of the local Conservation Authority and/or the Ministry of Natural Resources. These measures may include the flood proofing of buildings and structures such as requiring no openings of any kind such as windows, doors, vents, in or outcoming service and utility installations, below the 1:100 year flood line elevation. Upon consulting with the Ministry of Natural Resources and the local Conservation Authority, the County or committee of adjustment may require the completion of an Environmental Impact Study (E.I.S.) to help evaluate any impact that the expansion may have on lands designated Environmental Protection;
- c) the placing or removal of fill of any kind whether originating on the site or elsewhere shall not be permitted in the Environmental Protection designation without the approval of the local Conservation Authority and/or the Ministry of Natural Resources. Filling of Environmental Protection land shall not be permitted for the purposes of creating new developable space along a shoreline

## **PART IV – LAND USE DESIGNATION POLICIES**

or to artificially increase the surface area of a shoreline private property; and

- d) a site plan agreement or development agreement may be entered into between the developer and the County to ensure that the recommendations of any Environmental Impact Studies are implemented.

#### 8.4.2 Provincially Significant Wetlands

- a) in addition to the policies of Part IV, Sections 8.1, 8.2, 8.3 and 8.4.1 of this Plan, the following policies apply to Provincially Significant Wetlands (Classes 1 to 3) and lands within 40 metres of land so designated which are designated as Environmental Protection and identified with the 'W' symbol on Schedule 'E';
- b) the precise boundary of a Provincially Significant Wetland shall be determined by the Ministry of Natural Resources. Development (as defined within the Provincial Policy Statement) shall not be permitted within Provincially Significant Wetlands;
- c) development of lands within 40 metres of a Provincially Significant Wetland shall only be permitted in accordance with the underlying land use designation following the completion of an Environmental Impact Study (E.I.S.) prepared in accordance with established provincial guidelines. Generally, the study should demonstrate that the proposed use is compatible with wetland protection objectives such as no loss of wetland function, no subsequent demand for measures which will negatively impact on existing wetland functions, will not conflict with existing site specific wetland management practices and will not result in loss of contiguous wetland area. Where a proposed use has been justified by the Environmental Impact Study, development will be carried out in such a manner as to minimize impact on the affected wetland area. Agricultural activities are permitted without an E.I.S. Report.
- d) Environmental Impact Studies must be completed prior to the approval of any development and/or in support of any application for an Official Plan Amendment, Rezoning, Subdivision, Severance or Minor Variance on lands within 40 metres of a Provincially Significant Wetland. As Environmental Impact Studies differ in scope, the County, in consultation with the Ministry of Natural Resources, will determine the type of E.I.S. required (i.e.

## **PART IV – LAND USE DESIGNATION POLICIES**

Comprehensive, Full Site or Scoped Site). A scoped site E.I.S. would generally be the type of E.I.S. required for minor developments such as a single detached dwelling or lot or small-scale commercial development;

- e) Wetland protection policies may be implemented through the implementing Zoning By-laws by placing wetlands and associated buffers in a restrictive zoning category that permits only wetlands and uses that are compatible with the maintenance of wetland values.

## 8.5 **Special Provisions**

(Reserved for future site specific amendments)

## **9.0 AGGREGATE**

### **9.1 Rationale/Strategy for Development**

- 9.1.1 The extraction of aggregate resources is an important part of the local economy. It is the policy of this Plan to recognize existing licensed operations on Schedule 'E' to this Plan and protect them from incompatible uses.
- 9.1.2 Prince Edward County is designated under the Aggregate Resources Act. If any conflict arises between the policies of this Plan and the terms of the Act, the Act shall take precedence.
- 9.1.3 An amendment to this Official Plan shall be required for the expansion, establishment or re-establishment of any extractive operation that is to be located on land not designated Aggregate on Schedule 'E'. This requirement will provide the County, interested government agencies and the land owners in the vicinity of the application an opportunity to assess the nature of the operation, the appropriateness of the site and its potential impacts on the environment, adjacent land uses and the road system.
- 9.1.4 Purchasers of property will be able to consult the Schedules of this Plan and the Zoning By-law for the location of extractive operations as these uses may affect their purchasing decisions.

### **9.2 Permitted Uses**

- 9.2.1 The predominant use of land in the Aggregate designation shall be the quarrying, blasting and extraction of consolidated aggregate or stone and unconsolidated aggregate such as gravel and sand for which a licence has been issued by the Ministry of Natural Resources pursuant to the Aggregate Resources Act, as amended from time to time.
- 9.2.2 More specifically, the permitted uses of the Aggregate designation shall include:
- a) operations associated with extractive operations including crushing, screening, aggregate storage and concrete batching; and
  - b) wayside pits and quarries and portable asphalt plants in accordance with Part III, Sections 2.2.12 and 2.2.13 of this Plan.

## **PART IV – LAND USE DESIGNATION POLICIES**

### **9.3 Pattern of Development**

- 9.3.1 For aesthetic and safety purposes, extractive operations should be properly separated and screened from residential uses and not be located in close proximity to existing communities. Wherever possible they should be directed to locations, which are not exposed to public view.
- 9.3.2 As per Part III, Section 1.7.2, new aggregate operations should generally be discouraged from locating on the escarpment features of the County. Expansion of any existing operation on an escarpment feature may be considered if it complies with the intent and policies of this designation and Plan.
- 9.3.3 Aggregate Reserve areas as mapped on Schedule 'B' to this Plan have been established based on their known potential to supply future aggregate needs. Where possible, new aggregate areas should be directed to lands designated Aggregate Reserve, subject to an amendment to the Official Plan.
- 9.3.4 Access to extractive operations shall be from a public road that is of a construction and standard to adequately service the traffic associated with the use. Haulage routes should be sought that minimize the impact of truck traffic on residential uses and avoid existing communities.
- 9.3.5 The policy of this Plan is to recognize an influence area or buffer area surrounding existing Aggregate designations in order to protect them from encroachment by incompatible uses. As the size of the influence area is situation specific, each proposal will be considered on its own merits, based on information regarding such matters as groundwater, noise, dust and vibration. Until studies are completed to provide this information, the following separation distances will be used as the potential influence area:
- 150 metres - pit operation and sensitive land use
  - 300 metres - pit operation below the water table and sensitive land use
  - 500 metres - quarry operation and sensitive land use.

## **PART IV – LAND USE DESIGNATION POLICIES**

## 9.4 Planning Policies

### 9.4.1 General

- a) all active extractive operations shall be recognized in an appropriate zone in the implementing Zoning By-law. Sand and gravel pits may be placed in a zone classification, which does not permit their use for quarry purposes. Also, the implementing zoning by-law may establish separate zone categories for extractive operations holding Class 'A' and Class 'B' licences under the Aggregate Resources Act;
- b) aggregate uses may be subject to site plan control at the discretion of the County;
- c) an application to redesignate land to establish, operate or expand an aggregate operation shall include adequate information to meet the requirements of the Ministry of Natural Resources pursuant to the Aggregate Resources Act and the County. It shall generally contain the following:
  - i) a plan of the property drawn to scale and showing spot elevations and/or contours, dimensions, area and property location, together with an outline of property holdings intended for future extractive operations;
  - ii) a diagram showing the existing use of all land and the location and use of all buildings and structures within 150 metres of the property boundary of which the extractive operation is proposed;
  - iii) a description of the location, height, dimension and use of all buildings or structures existing or proposed to be erected on the property as well as existing and anticipated final grades of excavation and cross-sections shown by contours, where necessary, excavation setbacks, stockpiles, drainage provisions and proposed entrances, exits and trucking routes to and from the operation;
  - iv) a description of the sequence and direction of extractive operations;

## **PART IV – LAND USE DESIGNATION POLICIES**

- v) a description of the depth of the existing water table and the maximum depth of excavation;
  - vi) a description of the proposed rehabilitation of the property upon the termination of operations including levelling, grading and replacing of topsoil as well as the intended future use of the land;
- d) in considering an application for an Official Plan amendment to designate an area Aggregate, Council shall have regard for the following:
- i) the size and nature of the proposed use;
  - ii) a site development analysis including a plan of the property drawn to scale detailing the property's dimensions, topography, relief, land forms, soils and surface and groundwater characteristics;
  - iii) a hydrogeological study which demonstrates the impact of the proposed operation on ground and surface water if deemed necessary by the Ministry of Natural Resources and/or the Ministry of the Environment;
  - iv) a storm water management study detailing the area's drainage requirements if deemed necessary by the Ministry of Natural Resources and/or the Ministry of the Environment;
  - v) an environment impact evaluation if deemed necessary by the Ministry of Natural Resources and/or the Ministry of the Environment;
  - vi) the compatibility of the proposed use with adjacent land uses and designations in terms of noise levels, vibrations and air pollution (dust), aesthetics and safety. This shall include a review of the adequacy of the landscaping, berming and fencing being provided;
  - vii) accessibility with respect to existing road patterns, traffic volumes, haulage routes, existing development, distances and costs associated therewith, the physical condition of the

## **PART IV – LAND USE DESIGNATION POLICIES**



road and improvements required to upgrade the access routes; and

- viii) the preliminary plans for the rehabilitation of the site.
- e) all aggregate related uses must satisfy the requirements of the Ministry of the Environment with respect to pumping and dewatering, water supply, waste water, solid and liquid waste disposal, dust and all emissions to the atmosphere including noise and vibration.
- f) a development agreement may be entered into between the operator and the County prior to rezoning land for extractive uses, establishing provisions for the adequate provision and continued maintenance of 'haul routes' to ensure that they are kept at an acceptable municipal standard at all times;
- g) pit and quarry operations, including waysides, proposed on land designated as Prime Agricultural land and comprised of Class 1 to 3 soils as defined under the Canada Land Inventory of soil capability for agriculture, shall be rehabilitated to substantially the same acreage and average soil capability for agriculture.

## **9.5 Special Provisions**

9.5.1 The extraction of aggregate material from the 24.06 hectare property located on Part Lots 77 and 78, Concession I, Ameliasburgh Township and designated Aggregate on Schedule 'E' to this Plan, shall not exceed 20,000 metric tons annually. This property will be placed in a special extractive industrial zone category to ensure that aggregate extraction does not exceed this specified amount.

9.5.2 Part of Lots 18 & 19, Concession II Military Tract, Former Township of Hallowell – Ridge Road Aggregates (RRA) Inc.- (New OPA No. 2)

The specific principles to be considered in the development and zoning of Approximately 25.5 hectares (63.0 acres) of land designated as “Aggregate – Section 9.5.2” on Schedule ‘E’ hereto are as follows:

- a) Any aggregate related storage activities shall be limited to the lands designated Aggregate and are not permitted on the lands designated Environmental Protection to the north.

## **PART IV – LAND USE DESIGNATION POLICIES**

- b) Warings Creek is a cold water creek situated north of the lands designated Aggregate. The ground water within the esker aquifer and perched water table situated on the lands designated Aggregate are presumed to be an important source of water for Warings Creek and the surrounding upwellings and wetlands. There are continuing efforts by neighbouring landowners and concerned citizens to rehabilitate Warings Creek to a healthy cold - water ecosystem, suitable once again for brook trout – the only such cold -water ecosystem that would be found in Prince Edward County. The sand and gravel pit operation is to be planned and developed in a manner that will not negatively impact the presumed groundwater connection between the lands designated Aggregate and the upwellings, wetlands and Waring Creek designated Environmental Protection.
- c) A Citizens Liaison Committee consisting of representatives of the operators, and landowners neighbouring the pit operations and designated haulage route(s), as well as the County will be established for the purpose of reviewing operational and other relevant issues.
- d) The licensee has an obligation to provide relevant information to enable the County to undertake such cumulative analysis with other operators along Ridge Road for extraction operational and rehabilitation activities, as the County deems necessary.

## 9.5.3

Part of Lots 8 & 9, Concession 1 Military Tract, Former Township of Hallowell - George Orsborne/Gerald Maxwell (Power Concrete Products (Picton) Ltd.)- (New OPA No. 30)

The specific principles to be considered is the development and zoning of approximately 7.2 hectares (17.8 acres) of land designated as “Aggregate - Section 9.5.3” on Schedule ‘E’ hereto are as follows:

- a) The sand and gravel pit operation on the subject lands shall be developed in accordance with a Class ‘B’ license (less than 20,000 tonnes of material extracted annually) from the Ministry of Natural Resources.
- b) The Class B license and the zoning for the lands will include a provision requiring that the maximum depth of extraction activities shall be limited to one and a half (1.5) metres above the established ground water table or the clay layer, whichever is encountered first.

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- c) The licensee has an obligation to make all reasonable efforts to participate and work with any established citizens liaison committee for the purpose of reviewing operational and other relevant issues along Ridge Road.
- d) The licensee has an obligation to provide relevant information available to the licensee as part of the license and Aggregate Resources Act to enable the County to undertake such cumulative analysis with other operators along Ridge Road for extraction operational and rehabilitation activities, as the County deems necessary.

## **10.0 INDUSTRIAL**

### **10.1 Rationale/Strategy for Development**

- 10.1.1 The Industrial designation has been applied to some existing industrial uses and areas, including but not limited to:
  - a) the Loch Sloy Industrial Park; and
  - b) the lands adjacent to the deep water port facilities located along Lots 9 - 12, Concession I N.W. of Carrying Place, Hallowell Township.
- 10.1.2 Industrial lands are also designated within the Secondary Plans for the Picton and Wellington Urban Centres and the Village of Rossmore.
- 10.1.3 An official plan amendment to the Industrial designation will be required for the establishment of any new industrial sites in the County which are more extensive in nature than those uses permitted in the Prime Agricultural and Rural designations of this Plan. This requirement will provide the County, interested government agencies and the adjacent landowners an opportunity to assess the suitability of the site for the proposed use(s) and the potential impacts on the environment, adjacent land uses, the road system and the local economy.
- 10.1.4 Purchasers of property will be able to consult the Schedules of this Plan, the Secondary Plans and the Zoning By-law for the location of large industrial sites/parks, as these uses may affect their purchasing decisions.

## **PART IV – LAND USE DESIGNATION POLICIES**

## **10.2 Permitted Uses**

10.2.1 The predominant uses of land in the Industrial designation shall be the following:

- a) warehousing, open storage and bulk storage operations;
- b) processing, manufacturing and assembly plants;
- c) construction yards and building supply depots;
- d) truck or transportation terminals;
- e) workshops and service shops;
- f) utility functions;
- g) research and information processing facilities; and
- h) accessory commercial uses or commercial uses primarily serving the industrial use.

10.2.2 An official plan amendment to the Industrial designation will be required for the establishment of any new salvage or wrecking yards. The location and development of salvage or wrecking yards should be in general compliance with the policies and directions of this designation and may also be subject to special provisions under Section 10.5.

## **10.3 Pattern of Development**

10.3.1 Industrial development shall be encouraged to locate in Picton and Wellington on full urban services and Rossmore on municipal water.

10.3.2 Area-extensive dry industrial development that does not require full urban services may be permitted to locate in areas outside Picton, Wellington and Rossmore and shall require an amendment to this Plan. Area-extensive dry industrial uses are uses, which do not require water in the operation of the business and produce only domestic employee wastes on lots generally greater than 2 hectares.

10.3.3 For aesthetic and safety purposes, area-extensive dry industrial uses should be properly separated and screened from residential uses and not be located in close proximity to existing communities.

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- 10.3.4 Industrial sites shall be of an appropriate size for the intended use and shall be large enough to support appropriate on-site services, screening, landscaping, parking and loading facilities.
- 10.3.5 Safe access to industrial sites shall be from a public road that is of a construction and standard to adequately service the traffic associated with the use. Sites should be sought that minimize the impact of truck traffic on residential uses and avoid existing communities.
- 10.3.6 Industrial development should not detract from the rural character of the County or be incompatible with tourist attractions, uses or accommodations.
- 10.3.7 Council will strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances will vary depending on the nature of the industrial facility and the intervening land uses. The greater the scale and intensity of the industry, the greater the separation distance required will be.

#### **10.4 Planning Policies**

##### **10.4.1 General**

- a) consents for commercial and industrial development may be permitted provided that no more than a total of 3 lots are created and the lots (severed and retained) are of a size and configuration that would not lend themselves to further subdivision;
- b) commercial and industrial development which would involve more than three lots shall take place according to a registered plan of subdivision. The appropriate level of water and sewer services to be provided shall be determined in accordance with a servicing options investigation. Once the appropriate level of servicing is determined, the services shall be provided in accordance with Part III, Section 2.6;
- c) all lands designated Industrial on Schedule 'E' shall be recognized in an appropriate industrial zone in the implementing Zoning By-law. A Holding Symbol 'H' may be used in conjunction with the industrial zone for vacant or undeveloped industrial lands where the

## **PART IV – LAND USE DESIGNATION POLICIES**

Council wishes to review a site plan or require the installation of necessary services. The industrial zone shall include requirements for appropriate building setbacks and the outside storage of goods or materials;

- d) in consideration of any Official Plan amendment applications, where deemed necessary by the County in consultation with the appropriate government agencies, studies and information prepared by competent professionals shall be required to be submitted which address the following matters:
  - i) the nature of the proposed use and the need for it;
  - ii) an environmental evaluation detailing the property's topography, relief, land forms, soils and surface and groundwater characteristics;
  - iii) a hydrogeological study which demonstrates the impact of the proposed operation on ground and surface water;
  - iv) a storm water management study detailing the area's drainage requirements;
  - v) an environmental impact statement;
  - vi) the compatibility of the proposed use with the adjacent land uses and designations;
  - vii) the method to be used for fire protection;
  - viii) site plan(s) showing the dimensions of the land holding, the location of existing and proposed buildings, outdoor storage, landscaping, berming, fencing, setbacks, drainage provisions, road entrances and exits, parking and loading spaces; and
  - ix) safety and accessibility with respect to road entrances and exits, traffic volumes, trucking routes, existing development, the physical condition of the roads and improvements required to upgrade the access routes;
- e) a site plan agreement and/or a development agreement may be entered into between the developer and the County to ensure that

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the recommendations of any of the above required studies and any concerns of the County are implemented and addressed. The development agreement may address such matters as: the extension of services; the satisfaction of Ministry of the Environment as to water supply and disposal of waste materials and all emissions to the environment, including noise and vibration; and any provisions for the adequate protection and continued maintenance of municipal roads to ensure that roads are maintained to an acceptable municipal standard at all times;

- f) all industrial development shall comply with the requirements of the local Health Unit and the Ministry of the Environment regarding the disposal of wastes, the provision of an adequate quantity and quality of water, and the levels of noise, vibration and odour emanating from the proposed development. It is further intended that any polluted effluents from an industry shall not be discharged into any creek, watercourse, or lake;
- g) all industrial uses shall meet the minimum distance separation formulae of the Agricultural Code of Practice, as amended from time to time.

## **10.5 Special Provisions**

### **10.5.1 Part Lots 59 and 60, Concession Broken Front, Township of Sophiasburgh (Old OPA No. 79)**

The special provisions to be considered in the development and zoning of the 6.5 hectares of land designated Special Industrial, located in Part Lots 59 and 60, Concession II Broken Front, Township of Sophiasburgh are as follows:

- a) a salvage yard only shall be permitted;
- b) development shall be subject to site plan control;
- c) removal and storage of waste fluids shall be within a contained area;
- d) movement of vehicles on site shall be restricted to internal roads; and
- e) all other requirements of Part IV, Section 10 (Industrial) shall apply.

## **PART IV – LAND USE DESIGNATION POLICIES**

## 11.0 **WASTE DISPOSAL**

### 11.1 **Rationale/Strategy for Development**

11.1.1 Active and proposed waste disposal sites shall be subject to the approval and regulations of the Ministry of the Environment and shall conform to the requirements of the Ontario Water Resources Act, the Environmental Protection Act and/or the Environmental Assessment Act, as amended.

11.1.2 An amendment to this Plan will be required to permit the establishment and use of any waste disposal sites that are not listed as a permitted use in Part IV, Section 11.2.2 of this Plan. New waste disposal sites permitted by amendment to this Plan shall be added as a site within Part IV, Section 11.2.2. Amendments to this Plan to permit such uses will provide the County and the landowners in the vicinity of an application the opportunity to assess the suitability of the site for the proposed use(s).

### 11.2 **Permitted Uses**

11.2.1 The predominant uses of land in the Waste Disposal designation shall be the following:

- a) waste disposal sites as defined in Part I, Section 3.18.

11.2.2 The following existing waste disposal sites are shown with a waste disposal designation on Schedule 'E' and are permitted uses in this designation:

	<b><u>Type</u></b>	<b><u>Owner</u></b>	<b><u>Location</u></b>
i)	Sewage Lagoon	Townline Farms	Pt. Lots 188 and 197, Registered Plan No. 8, Village of Wellington and Pt. Lot 2, Township of Hillier
ii)	Sewage Lagoon	Cobi Foods	Pt. Lot 3 and 4, Conc. I M.T., Township of Hallowell
iii)	Sewage Lagoon	Highline Produce Ltd.	Pt. Lot 5, Conc. I, M.T., Township of Hallowell
iv)	Transfer Station	North Marysburgh	Pt. Lot 2, Conc. I N.S.B.

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v)	Transfer Station	Athol	Pt. Lot 4, Conc. I S.S.E.L.
vi)	Transfer Station	Hallowell	Pt. Lot 6, Conc. I M.T.
vii)	Transfer Station	Sophiasburgh	Pt. Lot 39, Conc. I W.G.P., Pt. Lot 15, Reg. Plan No. 3 Demorestville
viii)	Landfill	Ameliasburgh	Pt. Lots 71 and 72, Conc. III
ix)	Landfill	Hillier	Pt. Lot 27, Conc. II
x)	Landfill	South Marysburgh	Pt. Lot 19, Conc. I
xi)	Landfill	Sandbanks Provincial Park	Pt. Lot 1, Conc. S.S.W.L. Township of Hallowell
xii)	Landfill	Cobi Foods Inc.	Lot 21, Conc. II, M.T., Township of Hallowell

The waste disposal designation shows the approximate locations of the waste disposal sites and are not to scale. The precise locations of the waste disposal sites shall be recognized in an appropriate zone in implementing zoning by-law.

### **11.3 Pattern of Development**

- 11.3.1 Wherever possible, new waste disposal uses will generally be located on sites that are currently designated Rural. Consideration of sites within the Prime Agricultural area may occur if no reasonable alternative locations are available.
- 11.3.2 Waste disposal sites should be properly separated from residential uses and not located in close proximity to existing communities.
- 11.3.3 New waste disposal facilities shall be located on sites which are approved by the Ministry of the Environment and which exhibit surface and groundwater characteristics, topography and soil types, which are appropriate for the particular waste disposal use.
- 11.3.4 Access to waste disposal sites shall be from a public road that is of a construction and standard to adequately service the traffic associated with

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the use. Haulage routes should be sought that minimize the impact of truck traffic on residential uses and avoid existing communities.

11.3.5 No use shall be made of land formerly used as a landfill site within a period of 25 years, from the year in which such land ceased to be so used, unless the approval of the Minister of the Environment has been given for the proposed use.

11.3.6 Council shall strive to maintain compatibility between sensitive land uses and sewage treatment plants or sewage lagoons. Separation distances are recommended as an adequate means to reduce the adverse impacts of offensive odours, which may occur during the normal daily functioning of the sewage treatment system. Separation distances will vary depending on the sewage system and the adjacent land uses in accordance with the guidelines of the Ministry of the Environment.

#### **11.4 Planning Policies**

11.4.1 All active waste disposal sites shall be recognized in an appropriate zone in the implementing Zoning By-law.

11.4.2 An amendment to the Official Plan and implementing Zoning By-law shall be required for the establishment or expansion of any waste disposal sites.

11.4.3 An amendment to a Waste Disposal designation will not be required for communal sewage treatment systems if such a use is listed as a permitted use in the land use designation in which it is being proposed (i.e. a communal sewage treatment system in a plan of subdivision in the Shore Land designation).

11.4.4 In consideration of any Official Plan amendment applications, where deemed necessary by the County in consultation with the Ministry of the Environment, studies and information prepared by competent professionals shall be required to be submitted which address the following matters:

- a) the nature of the proposed use and the need for it;
- b) a site development analysis detailing the property's topography, relief, land forms, soils and surface and ground water characteristics;

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- c) a hydrogeological study which demonstrates the impact of the proposed operation on ground and surface water;
- d) the adequacy of County or Municipal road systems to provide for haul routes to and from the site;
- e) an environmental impact evaluation;
- f) the compatibility of the proposed use with the adjacent land uses and designations;
- g) site plans showing any landscaping, berming or buffering that is to be provided to separate and visually hide the facility from public view;
- h) the hazard which any flock of birds associated with the establishment of a waste disposal site may have on a nearby airport;
- i) the accessibility of the site with respect to existing road patterns, traffic volumes, haulage routes, existing development, distances and costs associated therewith, the physical condition of the roads and improvements required to upgrade the access routes;
- j) the life expectancy, the size and the approximate cost to establish and maintain the facility; and
- k) the opportunities and preliminary plans and costing for the rehabilitation of the site.

11.4.5 The above studies may or may not entail the review or analysis of alternative sites for the proposed use.

## 11.5 **Special Provisions**

(Reserved for future site specific amendments)

## **PART IV – LAND USE DESIGNATION POLICIES**

## **12.0 PUBLIC LAND**

### **12.1 Rationale/Strategy for Development**

12.1.1 The Public Land designation recognizes land within the County owned by the Federal or Provincial government and not otherwise designated on Schedule 'E'.

12.1.2 The transportation and institutional uses of these lands contribute to the economic well being of the County and it is the intent of this Plan to promote their continued viability.

12.1.3 The County will seek to co-operate with the Federal and Provincial governments in planning for development within and adjacent to Public Land.

### **12.2 Permitted Uses**

12.2.1 By virtue of their ownership status, it is recognized that the ultimate uses of Public Land shall be determined by the Federal or Provincial governments.

12.2.2 Recognizing Part IV, Section 12.2.1, the desired uses in the Public Land designation shall be:

- a) institutional uses;
- b) transportation and communications facilities such as an airfield for small craft.

### **12.3 Pattern of Development**

12.3.1 Prior to any development in a Public Land designation, consultation should take place between the government and the County to consider plans for development. Such consultation should form the basis of a site plan agreement to guide development of the site.

### **12.4 Planning Policies**

12.4.1 Land designated as Public Land shall not be construed to be free and open to the general public.

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12.4.2 An application for redesignation of Public Land shall be considered by Council after taking into account:

- a) the suitability of the site for the proposed use; and
- b) the impact of the proposed use on surrounding land uses.

12.4.3 Public Land may be placed in a separate category in the implementing zoning by-law.

**12.5 Special Provisions**

(Reserved for future site specific amendments)

## **V THE DIVISION OF LAND**

### **1.1 General Strategies**

- 1.1.1 The division of land shall be permitted only if the County is satisfied that the proposal will not adversely affect the County's financial status. Development shall not be permitted where undue extension of public services or facilities or other expenditures by the County would be required.
- 1.1.2 Except as provided by Part V, Section 1.1.3, development proposing the creation of four or more lots shall be by Plan of Subdivision. Consents(s) may be permitted for the creation of three or fewer lots (e.g. 2 severed lots and 1 retained lot).
- 1.1.3 Within the Urban Centre and Village designations and within Hamlets with municipal water services, consents may be permitted for the creation of up to five lots (e.g. 4 severed lots and 1 retained lot), subject to the policies set out in Part V, Section 1.3.4.
- 1.1.4 Development by Plan of Condominium shall be permitted only on land where municipal and/or communal water and sewer services are to be provided.
- 1.1.5 Development by infilling as defined in this Plan may be permitted, and is to be subject to separation distances between existing houses as established in the appropriate Land Use designation policies of this Plan.
- 1.1.6 Where different land uses abut, every effort shall be made to avoid conflicts between such uses. Where deemed necessary, buffering or screening should be provided for the purpose of reducing or eliminating the adverse effects of one land use upon another.
- 1.1.7 In considering an application for the division of land, the County will apply the policies of Part V as well as the specific policies set out for each land use designation in Part IV.

### **1.2 Plans of Subdivision and Plans of Condominium**

- 1.2.1 County Council will only approve plans of subdivision and condominium if they conform to the policies and land use designations in this Plan.

## **PART V – THE DIVISION OF LAND**

- 1.2.2 In evaluating plans of subdivision and condominium, County Council will consider all information as specified in the Planning Act and the Condominium Act. Additional support studies as outlined in Part VI, Section 1.12 may be required by County Council or a government agency. Such studies may be required prior to the draft approval of a subdivision or condominium or as a condition of draft approval.
- 1.2.3 County Council shall hold a public meeting to inform the public about a proposed plan of subdivision or condominium and gain their input prior to deciding what conditions to require as part of the draft approval of the subdivision.
- 1.2.4 Water and sewer services shall be provided in accordance with the applicable provisions of Part III, Sections 2.5, 2.6, 2.7 and /or 2.8.
- 1.2.5 Storm water management shall be addressed during the design and development of the plan of subdivision in accordance with Part III, Section 2.9.
- 1.2.6 Access for lots in a plan of subdivision will primarily be from an internal, publicly owned and year round maintained road, which is constructed by the developer to current municipal and Provincial standards. Buildings within a plan of condominium may gain access from a publicly owned and year round maintained road or an internal road, which is owned and maintained by the condominium corporation. The subdivision/ condominium agreement will contain provisions detailing how the internal roads are to be designed, constructed and maintained.
- 1.2.7 Public road allowances will be obtained in strategic locations within a plan of subdivision or condominium in order to accommodate future roads where extension of development in the area could be a possibility. The County may require that any dead ends and open sides of road allowances created by a plan of subdivision shall terminate in a .3 metre (1 foot) reserve to be conveyed to, and held in trust, by the County.

The external road network from which the proposed subdivision or condominium is to gain access must have capacity to support the additional traffic generated by the development. Provisions will be included in the subdivision agreement between the County and the developer to ensure that the developer provides the necessary engineering and construction work to upgrade the existing affected road network.

## **PART V - THE DIVISION OF LAND**

- 1.2.9 Subdivisions and condominiums may be developed in phases so that the development proceeds in an orderly and timely fashion. The phasing of the development may be addressed through provisions in the subdivision agreement and/or through the use of a holding symbol (H).
- 1.2.10 The provision of lands for a community facility to accommodate present and future needs will be addressed by the School Boards and County Council when reviewing draft plans of subdivision.
- 1.2.11 The County will take part or all of the five percent parkland dedication permitted under the Planning Act to provide parkland or facilities. When a plan of subdivision or condominium is proposed for property bordering a water body, the County may require that the five percent parkland dedication be comprised of land bordering the water body. Wherever possible, parkland and open spaces from a subdivision or condominium should be linked to one another to form corridors, especially along shorelines. In the alternative, the County may accept cash-in-lieu of the five percent land dedication.
- 1.2.12 The County shall enter into an agreement with the developer as a condition of the approval of a plan of subdivision or condominium. This agreement will set out all matters that the County wishes to have addressed including: the provision of on and off-site services and obligations required of the developer; and how the environmental impacts of the development (i.e. water quantity and quality, the operation and efficiency of septic systems, drainage conditions, etc.) will be addressed and monitored. Adequate financial security will be required by the County within the subdivision/condominium agreement to cover the potential expenses associated with compliance with the agreement.
- 1.2.13 Further subdivision within a registered residential plan of subdivision will not be permitted so as to increase the number of lots, unless further division is in keeping with the policies of this Plan, will not adversely impact the environment, will be compatible with the general development of the area and adequate services are available.
- 1.2.14 A site plan agreement shall be required to develop by plan of condominium.
- 1.2.15 The County shall, in giving approval to a draft plan of subdivision or condominium, provide that the approval lapses at the expiration of a specified time period in accordance with the provisions of the Planning Act, as amended. This will help ensure that all proposed developments proceed expeditiously and do not unduly tie up municipal water and sewage allocations.

## **PART V - THE DIVISION OF LAND**



## **1.3 Consents**

### **1.3.1 General Strategies**

- a) consents shall only be granted when it is clearly not necessary in the public interest that a Plan of Subdivision be registered
- b) in order to avoid creating a subdivision by the consent process, the County will not allow a land holding to be fragmented over time. In this respect, except as may be permitted by Part V, Section 1.1.3, a maximum of three lots (including the retained lot) may be created by consent from any land holding. A land holding is defined as any property as it existed as of January 23, 1998, the day the Ministry approved the Official Plan;
- c) notwithstanding Part V, Section 1.3.1 b) of this Plan to the contrary, consents for the purpose of severing large farm and rural holdings of generally 36 hectares or larger, both severed and retained, shall not be subject to any limitation on the number of consents permitted;
- d) where a land holding contained more than one detached dwelling at the time of adoption of this Plan, the severance of a parcel of land including the additional dwelling may be permitted subject to all other policies of this Plan;
- e) the size of any parcel of land created by consent shall be appropriate for the uses proposed. No parcel of land created as a result of a consent shall be less than that prescribed in the respective land use designations in Part IV of this Plan, except for parcels created as lot additions or for technical reasons;
- f) the configuration of both the severed and retained parcels shall be appropriate for the existing and proposed uses and will avoid the creation of parcels that are long and narrow or parcels that have a small amount of frontage resulting in development occurring behind existing houses;
- g) the area and frontage of any parcel of land created by consent will be compatible with the pattern of surrounding parcels;
- h) the strategies and policies of Part III and Part IV shall be followed when assessing consent applications in order to ensure compatibility of land usage, an appropriate level of water and sewage services and general compliance to this Plan;

## **PART V - THE DIVISION OF LAND**

- i) adequate on-site services for sewage disposal and water supply for all uses must be provided to the satisfaction of the County, the Ministry of the Environment and Energy and/or the local Health Unit;
- j) no consent shall be given where residential development on the severed lot will take place in such a manner as to contravene the Minimum Distance Separation Formula as amended from time to time;
- k) residential lots created by consent shall be set back from all rail lines at a distance that is acceptable to the appropriate rail authority, in order to ensure public health and safety and the efficiency of rail transport across the County;
- l) no consent shall be given for a parcel of land, which is subject to flooding or erosion, or other physical hazard, when the use of the parcel requires that a building be erected. The advice of the local Conservation Authority and/or the Ministry of Natural Resources will be sought in this regard;
- m) for applications for consents on lands adjacent to Aggregate, Aggregate Reserve and Outdoor Recreational Land designations, the advice of the Approval Authority will be sought;
- n) no consent shall be given where a use, by reason of its type or location, would be detrimental to the preservation of scenic areas within the community.
- o) Minimum Distance Separation (MDS)<sup>1</sup> Formulae will not be applied to the creation of a new lot around an existing dwelling located on a lot separate from the livestock facility.

### 1.3.2

#### Administration

- a) all applications for consent shall be accompanied with an Ontario Land Surveyor's sketch showing to scale the dimensions of the lots (severed and retained) to be created by the proposed consent. In addition, existing buildings and setbacks from the property lines and major topographic and land features such as an escarpment, creek or wetland should be shown. For those applications, which constitute an addition to a holding, the surveyor's sketch shall show the location, size, use and ownership of the lot to be enlarged;

## **PART V - THE DIVISION OF LAND**

- b) where there are any questions relative to the information contained in a severance application or if further information is required to assess the appropriateness of the use relative to any matter including traffic site lines and drainage patterns, the County may require that the applicant provide clarification to itself and the appropriate commenting agency through professional sources prior to making any decisions;
- c) no more than two lots shall be created (i.e. including severed and retained) as a result of any one severance application;
- d) in the event that an application is amended, it will be recirculated to those government agencies impacted by the amendment and whose comments are necessary in the review of the file.

### 1.3.3

#### Access

- a) applications for consent, which would result in landlocking a parcel, will be denied. All new lots shall front onto and gain direct access from an existing public road, which reflects a reasonable standard of pavement or gravel construction and is maintained year round by the County or Province. New building lots shall not be permitted where their access is proposed from an unopened or seasonally maintained municipal road allowance or from an existing or new private right-of-way, save and except for infill lots along an existing private right-of-way in the Shore Land designation;
- b) no consent shall be given for a parcel of land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades;
- c) consents should not contribute to ribbon or strip residential development and should not preclude the comprehensive planned development of an area. Notwithstanding this, consents to permit infill lots may be permitted in accordance with the policies of this Plan;
- d) direct access from Provincial Highways and County Roads will be discouraged, especially where access can be obtained off of a Municipal Road. Attention should be given to the function of the road in Part III, Section 2.2 of the Plan;
- e) no consent shall be given which is contrary to established County policy regulating access onto County Roads;

## **PART V - THE DIVISION OF LAND**

- f) mutual driveways will be permitted provided they meet all requirements of the appropriate road authority.

#### 1.3.4 Urban Centre, Village and Hamlet Areas

- a) regard shall be had to the policies of this Plan and the Secondary Plans in considering any consents in the Urban Centre, Village and Hamlet Areas. Special regard shall be given to Part III, Section 2.0 and Part IV, Sections 1.0, 2.0 and 3.0 of this Plan and the appropriate land use designation, servicing and consent policies of the Secondary Plans;
- b) in areas where municipal water and/or sewer services are planned to be provided, consents should not be granted if the undue extension of any sewer or water line would be required;
- c) no consent shall be given where such development might restrict alternatives for future development;
- d) the creation of up to five lots (e.g. four severed and one retained) may be permitted by consent, provided:
  - i) municipal water services are provided to the proposed lots
  - ii) in the Urban Centre designation, municipal sanitary sewage services and municipal water services are provided to the proposed lots
  - iii) no new public road is required
  - iv) no facilities are required to be provided off-site (e.g. storm water detention facilities)
  - v) the proposal represents logical and orderly development for the area.

#### 1.3.5 Prime Agricultural, Rural and Shoreland Areas

- a) scattered, isolated residential development throughout the rural areas of the County shall be discouraged;
- b) consents for residential uses may only be granted within the Prime Agricultural designation if the criteria of Part IV, Section 5.4.2 and the appropriate conditions set out in Part V, Section 1.3.7 of this Plan are met;

## **PART V - THE DIVISION OF LAND**

- c) consents may only be granted if it has been established by the local Health Unit or appropriate agency that soil and drainage conditions are suitable for subsurface sewage disposal treatment as per Part III, Section 2.7 of this Plan;
- d) farm dwellings, buildings and structures should not be severed from a farm designated Prime Agricultural if it is likely to result in reducing the agricultural viability of the farm.

#### 1.3.6 Addition to Holdings, Easements, Right-of-Ways

- a) consents for minor adjustments to property lines to recognize existing lines of occupancy or to enlarge a lot should be evaluated on the basis of:
  - the policies within this Plan;
  - the requirements within the Zoning By-law;
  - the effect on the retained lot with respect to the provision of services and the use of land; and
  - the use of the benefiting lot.

#### 1.3.7 Conditions of Consent Approval

- a) Council may approve a severance application subject to proof of potable water for domestic purposes. In order to fulfil the condition of severance approval, the information required under Part III, Section 2.8 shall be submitted to the County prior to endorsement of the property deed;
- b) where a municipal piped water or sewage system is proposed to be utilized to provide water or sewage treatment for a new lot, the County may approve a severance application subject to one or more of the following:
  - the extension of a municipal water or sewer main to the satisfaction of the County;
  - requiring the development to connect to municipal services at the developer's expense;

## **PART V - THE DIVISION OF LAND**

- written approval from the County or the Ministry of the Environment that the municipal treatment plant(s) and distribution system(s) have sufficient capacity to service the proposed development (both severed and retained); and
  - written confirmation from the County that the lot (severed or retained) is hooked up to the municipal water or sewer service.
- c) the County may require that an agreement be entered into to cover such matters as the upgrading of roads, servicing and other matters normally covered in a subdivision agreement;
- d) prior to the granting of a consent the land (both severed and retained) shall be appropriately zoned or as a condition of consent being granted the land (both severed and retained) shall be rezoned or a minor variance obtained;
- e) for a lot that is being severed from a farm that is designated Prime Agricultural on the premise that the lot is for a full-time farm employee (Part IV, Section 5.4.2 a) (i), Council may establish a condition of requiring a sworn Affidavit from the applicant stating whom the lot is for and confirming that he or she is a full-time farm employee of the applicants;
- f) for a lot that is being severed from a farm that is designated Prime Agricultural on the premise that the lot is for a retiring farmer (Part IV, Section 5.4.2 a) (ii), Council may establish a condition of requiring a proof of sale of the balance of the farm (the retained holding);
- g) in accordance with Part III, Section 2.2 and in particular Section 2.2.8, Council may impose a condition that a road widening be conveyed to the satisfaction of the County or Province;
- h) Council may impose a condition that the applicant obtain any necessary entrance or building permits from the Ministry of Transportation and the County of Prince Edward;
- i) Council may require the removal or relocation of any building(s) which is either dilapidated and in disrepair or is too close or on a new or proposed lot line or roadway;

## **PART V - THE DIVISION OF LAND**

- j) for an addition to holding, Council shall impose a condition that the part of the holding being severed will be consolidated through title registration with the lot to be expanded;
- k) Council may establish other conditions than those listed above which in the opinion of Council are in the interest of good planning and in keeping with the intent of the Planning Act and this Plan;
- l) Council shall allow one year from the date of Council's approval during which the applicant must satisfy all of Council's conditions.

#### **1.4 Leasehold Developments**

- 1.4.1 Leasehold developments may take place only in a settlement area that has full municipal water supply and sewage disposal systems and a Secondary Plan in place.
- 1.4.2 The policies in Part III, Section 2.5 regarding municipal water and sanitary sewer services and the applicable policies regarding plans of subdivision and condominium in Part V, Section 1.2 will be considered relative to any proposed leasehold development.
- 1.4.3 The Secondary Plan shall address whether or not a leasehold development is a permitted use in the particular settlement area. If it is a permitted use, policies will be required in the Secondary Plan relative to what types of leasehold developments will be permitted, at what densities and in which designations. Policies will also be required relative to the details and content needed in a site plan agreement and a development agreement between the owner of the land and the County. As a minimum, the agreements should contain provisions related to such matters as:
  - lot layout and phasing
  - internal road standard and maintenance;
  - street lighting;
  - garbage collection;
  - water systems, sewage system;
  - the provision of adequate financial security to the County to cover the potential expenses associated with compliance to the agreement and the maintenance and upkeep of the facilities by the municipality in case of failure to do so by the owner; and
  - other issues deemed appropriate by the County.

## **PART V - THE DIVISION OF LAND**

## **VI IMPLEMENTATION**

### **1.1 Strategy for Implementation**

1.1.1 The policies of the Plan must remain responsive and relevant to the "Vision for Prince Edward County". Effective implementation and monitoring are required to ensure that the objectives of the Plan are carried forward in an appropriate manner. It is the strategy of the County to:

- a) co-ordinate the implementation of the Official Plan with government and community agencies;
- b) ensure that the annual operating and long-term capital budgets of the County reflect the Official Plan's policies and associated programmes;
- c) provide policies in the Plan to enable the enactment of implementing by-laws such as Maintenance and Occupancy, Holding Zones and Site Plan Control;
- d) provide a framework to guide the development approval process, including the identification of appropriate support studies and the matters to be addressed in a Secondary Plan;
- e) ensure that the planning and development approval process is an open process with meaningful community input; and
- f) establish a monitoring programme to ensure that the Plan's policies are responsive to community trends and issues.

### **1.2 General Implementation and Comprehensive Zoning By-laws**

1.2.1 County Council and the Committee of Adjustment will reflect the policies of the Official Plan in their planning decision-making.

1.2.2 Existing comprehensive Zoning By-laws will be reviewed and updated in order to implement the policies and land use designations of the Official Plan. The County will ensure that consistent development criteria are incorporated in the updated Zoning By-law(s) across the County.

1.2.3 The County will ensure that all development and land use decisions and that all public works conform with the policies of the Official Plan.

## **PART VI - IMPLEMENTATION**



- 1.2.4 A "parallel zoning by-law amendment" (i.e. one that has been prepared under a new comprehensive zoning by-law which has been adopted by the municipality but not approved under the Planning Act) may be approved by the municipality simultaneously with an amendment to the existing Zoning By-law. The "parallel by-law" will come into effect once the new comprehensive Zoning By-law is approved.
- 1.2.5 A rural or agricultural zone or a Holding zone may be placed on certain areas until they are appropriate for development, since it is not intended that all areas designated for a particular land use be zoned immediately for such use.
- 1.2.6 Council shall encourage the long-term use of land to conform with the objectives and policies of the Official Plan and to the permitted uses of the implementing Zoning By-law. Notwithstanding this policy, buildings and/or uses of land, which exist on the date of the adoption of the Official Plan, may be recognized in the implementing zoning by-laws as legal uses (e.g. existing non-farm residences in agricultural areas).
- 1.2.7 All amendments to zoning by-laws must conform to the Official Plan.
- 1.2.8 The County will not apply the Minimum Distance (MDS) 1 or 11 formulae to the reconstruction of a building or structure (including livestock and/or manure storage facility) if destroyed in whole or part by a catastrophe providing the new or reconstructed building or structure is built no closer than before the catastrophe to any land use, building or structure described in the MDS Implementation Guidelines, and does not result in an increase in Factor A (Odour Potential), B (Nutrient Units), and/or C (Manure or Material Form in a Storage Facility) as described in the MDS Implementation Guidelines, as amended from time to time.
- 1.2.9 For the purposes of implementing Guideline No. 12, the MDS 1 Formula will not apply to new lot creation when there are four or more lots zoned for non-farm uses located in immediate proximity between and closer to the livestock facility than the proposed development.
- 1.2.10 For the purposes of implementing Guideline No. 7 (Existing Lots of Record), it is the policy of the Plan that MDS 1 will not preclude building construction on the existing lots of record. To provide the greatest possible distance separation from active livestock barns, the following tiered setback requirement for non-livestock related building construction will be implemented in the Comprehensive Zoning By-law for lands designated in this Plan as Prime Agricultural, Rural and Shoreland in the following order of priority:

## **PART VI - IMPLEMENTATION**

- a) Locate the non-livestock related building at a distance that is not less than the minimum distance required for the new building or structure under the Minimum Distance Separation 1 (MDS 1) Formulae and Implementation Guidelines, 2006;
- b) If the setback required by a) above can not be met, locate the non-livestock related building at a distance that is not less than the minimum distance required for the new building or structure under the Minimum Distance Separation 1 (MDS 1) Formulae and Implementation Guidelines, 1995;
- c) If the setback required by b) above can not be met, locate the non-livestock related building at a distance that is not less than the minimum distance required to double the existing capacity of existing active livestock barn(s) with the same type of livestock and manure storage, under the Minimum Distance Separation 11 (MDS 11) Formulae and Implementation Guidelines, 2006. For the purpose of calculating this setback requirement, any existing liquid manure storage facility will be deemed to be a vertical straight walled storage facility;
- d) If the setback required by c) above can not be met, locate the new building as far as possible from the existing active livestock barns;
- e) For the purposes of calculating the foregoing setback requirements, an existing active livestock barn includes any building or structure in which livestock are kept or housed at the time the foregoing setbacks are calculated or have been kept or housed within the preceding one hundred and twenty (120 months); and
- f) All other applicable zoning requirements shall apply.

### **1.3 Corporate Strategies and Capital and Public Works**

- 1.3.1 Implementation of the policies contained in this Plan involve the provision of community facilities together with other programs, which require public financing. The text and schedules of this Plan outline the nature and scope to these projects, directly or by implication, and would include, for example, the development of parks, road construction and improvements, and the development and implementation of master plans for piped water supply, sanitary and storm sewer systems.

## **PART VI - IMPLEMENTATION**

- 1.3.2 The County will establish a priority list for all capital works projects relating to land acquisition, development and maintenance, with cost estimates where possible.
- 1.3.3 As part of its overall long-term capital planning for the provision of public services and facilities, Council will prepare a long-term water and sanitary sewer infrastructure needs and financing report. The report will be updated as required in order to ensure that water and sewage rates are established that provide for the long-term operating, maintenance, upgrade and replacement costs for the water and sanitary sewer systems in the County.
- 1.3.4 Buildings, structures, easements or rights-of-way for the purpose of providing a public utility or public service, including a communication facility such as a radio tower, may be permitted within any land use designation provided:
- i) such a use is necessary in the area;
  - ii) it can be made compatible with its surroundings, and that adequate measures such as on-site parking, landscaping, fencing and setbacks are taken to ensure this compatibility; and
  - iii) if the proposed use is in an Environmentally Sensitive Area on Schedule 'A' or an Environmental Protection designation on Schedule 'E', the local Conservation Authority and the Ministry of Natural Resources are consulted.
- 1.3.5 The County will ensure that all public works conform to this Plan.
- 1.4 Development Charges**
- 1.4.1 Council may levy a development charge for new development by means of a by-law passed pursuant to the Development Charges Act, 1989, as amended.
- 1.4.2 The County may levy development charges to provide for services such as municipal water and sewer systems and County. The amounts charged may also include costs for the cumulative effect of further development on existing service levels.
- 1.4.3 Council may levy a charge under the Municipal Act for hook-up to municipal piped services.
- 1.5 Maintenance and Occupancy By-laws**

## **PART VI - IMPLEMENTATION**

- 1.5.1 The County will prepare and implement a maintenance and occupancy by-law.
- 1.5.2 Prior to implementing such a by-law, Council may prepare background studies containing information deemed necessary for preparing a maintenance and occupancy by-law and may consult with the local Medical Officer of Health particularly with respect to garbage disposal, pest prevention, safety and cleanliness.
- 1.5.3 Areas where substandard conditions of maintenance and occupancy of buildings exist should be delineated on maps. Measures to be taken by the County to correct the existing conditions should also be indicated for each area.
- 1.5.4 Maintenance and occupancy by-laws will establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in all or part of the County.
- 1.5.5 Maintenance and occupancy by-laws may contain requirements with respect to:
- a) garbage disposal;
  - b) pest prevention;
  - c) structural maintenance of buildings;
  - d) safety of buildings;
  - e) cleanliness of buildings;
  - f) services to buildings - plumbing, heating and electricity;
  - g) keeping lands and waterfront properties free from rubbish, debris, noxious weeds, abandoned or used vehicles, trailers, boats, barges, mechanical equipment or material;
  - h) maintaining fences, swimming pools, accessory building and signs; and
  - i) occupancy standards.
- 1.5.6 The County may appoint a property standards officer who will be responsible for administering and enforcing the maintenance and occupancy by-law.
- 1.5.7 The County may also appoint a property standards committee for the purpose of hearing appeals against an order of the property standards officer.
- 1.5.8 The measures to be used generally in achieving the property maintenance program would include an education and public relations program to show

## **PART VI - IMPLEMENTATION**

people the benefits of continued property maintenance, together with information showing how improvements can be made without increasing property assessment.

- 1.5.9 Complementary to the enforcement of minimum standards on private properties, the County will undertake to keep all municipally-owned properties and structures in a fit and well-maintained condition and to provide or maintain municipal services such as roads, sidewalks, water and sewage facilities, etc.

## **1.6 Holding Zones**

- 1.6.1 The County may through the use of a holding symbol (H), in conjunction with any use designation in the zoning by-law, specify the use to which lands shall be put at such time in the future, but which are considered premature or inappropriate for immediate development until such time as the necessary services, facilities and/or improvements as set out in Part VI, Section 1.6.2 below, are in place to serve the lands adequately. The holding symbol (H) will not be used where the availability of a given service is dependant on the outcome of any Environmental Assessment under the  Environmental Assessment Act .
- 1.6.2 The County may amend the zoning by-law to apply a holding symbol (H), on the basis of the following considerations:
- a) provision of necessary community services and facilities such as storm water management facilities, municipal water and sanitary sewer services, roads, parks and schools;
  - b) development is contingent upon other related matters occurring first, such as the consolidation of land ownership to ensure orderly development and phasing of the project, the completion of appropriate development agreements, site plan agreements or subdivision agreements on such matters as necessary infrastructure or services and the verification from appropriate agencies that environmentally sensitive areas will not be adversely affected.
- 1.6.3 Where the County approves a holding symbol in conjunction with a use designation in the zoning by-law, no building or structure may be erected on the subject site until such time as an application is made and approved by the County to remove the holding symbol (H) from the designated lands. The holding symbol (H) need not apply to the erection of minor accessory buildings or minor building additions or alterations.

## **PART VI - IMPLEMENTATION**

- 1.6.4 The holding symbol may be removed by an amendment to the zoning by-law, once the County is satisfied that development can proceed in accordance with the policies of this Plan. Prior to adopting a by-law to remove the holding symbol, the County shall be assured that the proposed development is orderly and timely, that all the necessary agreements have been registered on title according to the provisions of this Plan, and, as may be applicable, that the conditions of draft plan approval have been complied with.

## **1.7 Interim Control By-laws**

- 1.7.1 County Council may pass an interim control by-law as provided for in the Planning Act, 1990, as amended, prohibiting the use of land, buildings or structures within a defined area of the municipality for or except for such purposes as are set out in the by-law. Interim Control measures may be considered:
- a) for areas subject to the preparation of a Secondary Plan;
  - b) for a Special Policy Area where support studies or planning work is uncompleted;
  - c) for a zone where a zone provision or permitted use section of the by-law may be in contravention to this Plan or may establish a poor precedent for development; and
  - d) for areas where development pressures require a review of land use and related matters such as servicing.
- 1.7.2 When considering a proposal to enact an interim control by-law prohibiting the use of land, Council shall require or provide justification that there is a need to carry out a study and that the required study can be carried out expeditiously.

## **1.8 Temporary Use By-laws**

- 1.8.1 To ensure that a landowner will not experience undue hardship in reverting to the original use upon termination of the temporary use provisions, no use authorized by the enactment of a temporary use by-law shall entail any major construction or investment.
- 1.8.2 The County may extend a temporary use by-law beyond the three (3) year time periods as set out in the Planning Act, 1990, as amended, provided such extension does not jeopardize the long-term development intention for the subject lands as specified in the Official Plan.

## **PART VI - IMPLEMENTATION**

## **1.9 Committee of Adjustment Policies**

1.9.1 Upon considering an application for a minor variance to the zoning by-law, the Committee of Adjustment will consider whether:

- a) the objectives and policies of the Official Plan can be met if the minor variance is granted;
- b) the request for variance constitutes a "minor" departure from the performance standards of the zoning by-law;
- c) a clear and demonstrated hardship in meeting the requirements of the zoning by-law due to the physical or inherent conditions of the site involved can be identified;
- d) alternative designs of the building, which would be in conformity with the by-law, are feasible or appropriate for the site;
- e) there are concerns of adjacent owners and residents; and
- f) an undesirable precedent would result through the approval of the minor variance.

1.9.2 In considering an application for the extension or enlargement of land, buildings, or structures, or use thereof containing non-conforming uses, the Committee of Adjustment should generally be satisfied that:

- a) the use should not cease in the long run and the use of the property be converted to a use that conforms to the policies and designation of the Plan;
- b) the proposed extension or enlargement does not represent an unreasonable increase to the size and density of the non-conforming use;
- c) adequate measures, where deemed necessary and appropriate, are provided to protect neighbouring uses through the provision of landscaping, buffering or screening, appropriate setbacks for buildings and structures, and/or devices and measures for reducing nuisance(s);
- d) the conditions of the property and/or building will be substantially improved by the extension or expansion;

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- e) the characteristics of the existing non-conforming use and proposed extension and/or enlargement are considered to be generally compatible with adjacent uses and the general surrounding area, and that the use is not offensive or dangerous to adjacent uses or the public;
- f) there are adequate municipal services to meet the additional needs resulting from the expansion or extension of use;
- g) there are adequate provisions for off-street parking, loading facilities and on-site screening; and
- h) the policy intent of the Official Plan and performance standards in the Zoning By-law are upheld.

**1.9.3** Applications will be considered to vary the Minimum Distance Separation (MDS) 1 and 11 Formulae requirements in accordance with the provisions of this Plan.

**1.9.4** When considering an application for a minor variance to the Minimum Distance Separation 1 (MDS) 1 formulae on existing lots of record, the Committee of Adjustment will consider whether:

- a) the request for variance meets all considerations outlined in Section 1.9.1, Part VI of this Plan;
- b) there are any reasonable alternative locations available on the subject lands that comply with the MDS 1 formulae;
- c) there are any reasonable alternative variances available that could be considered in place of a variance from the MDS 1 formulae (including side or rear yard setbacks);
- g) the intent, if not the precise distances of the MDS 1 formulae, are met;
- e) the requested variance will mitigate environmental impacts (including water quality, flood plain issues, adjacent nature heritage features) or health, and safety concerns;
- f) the proposed location is further away from neighbouring livestock uses than existing non-agricultural land uses;
- g) the requested variance will impact the type, size or intensity of agriculture in the area, or the flexibility for future agricultural operations and if so, to what degree or extent.

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**1.9.5** When considering an application for a minor variance to the Minimum Distance Separation 11 (MDS 11) formulae, the Committee of Adjustment will consider whether:

- a) the request for variance meets all considerations outlined in Section 1.9.1, Part VI of this Plan;
- b) there are any reasonable alternative locations available on the subject lands that comply with the MDS 11 formulae;
- c) there are any reason alternative variances available that could be considered in place of a variance from the MDS 11 formulae (including side or rear yard setbacks);
- d) the intent, if not the precise distances of the MDS 11 formulae; are met;
- e) the requested variance will mitigate environmental impacts (including water quality, flood plain issues, adjacent nature heritage features) or health, and safety concerns;
- f) the proposed location is further away from neighbouring non-agricultural land uses than existing livestock facilities;
- g) the proposed facility will improve odour conditions compared to the existing facility;

**1.10 Non-Conforming Uses**

1.10.1 The development of existing undersized lots may be permitted in accordance with the relevant provisions of the Zoning By-law provided the lot is of an adequate size for water supply and sewage disposal systems approved by the Ministry of the Environment and/or its agents and the other relevant policies of this Official Plan are met. Particular attention will be paid to the retention or replanting of natural vegetation types, the installation of sewage disposal systems where they have the least impact and the prevention of an overdeveloped appearance. A lot addition or enlargement to an existing undersized lot may be permitted even though the addition does not bring the lot up to the standard required in the Zoning By-law. In such a case, the lot does not lose its non-conforming status and may be developed in accordance with the relevant provisions of the Zoning By-law.

1.10.2 Where an existing use has been zoned as a non-conforming use, but there is merit in granting permission to extend or enlarge the use either

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within the lands owned on the date of passing of the Zoning By-law or on adjacent properties, Council may amend the Zoning By-law to permit such extension or enlargement without the necessity of amending the Official Plan provided the requirements of the Planning Act are complied with and it is satisfied that such extension or enlargement is appropriate in the context of this Official Plan.

1.10.3 The Committee of Adjustment also may, based on merit, permit the extension or enlargement of a non-conforming use within the lands owned on the date of passing of the Zoning By-law, provided the requirements of the Planning Act are complied with and the Committee is satisfied that such extension or enlargement is appropriate in the context of this Official Plan.

1.10.4 The Council or the Committee of Adjustment shall use the following guidelines when assessing any application for an extension or enlargement of a non-conforming use:

- a) it should not aggravate any situation, which is detrimental to neighbouring, conforming uses;
- b) it should be in reasonable proportion to the existing use and to the land on which it is to be located;
- c) it should result in greater compatibility with surrounding uses with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation.
- d) it should not increase risk of life and/or property by additions or extensions in floodplains or hazard zones.

1.10.5 Where an existing use which has been zoned as a non-conforming use is destroyed by natural disaster or accident, such use may be reconstructed to its former standards provided work is commenced as soon as reasonably possible from the date of destruction.

## **1.11 Site Plan Control Policies**

1.11.1 The overall objectives in implementing site plan control are:

- a) to ensure adherence to proper development standards;
- b) to minimize land use incompatibility between new and existing development;

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- c) to provide functional and attractive on-site facilities such as landscaping and lighting;
- d) to ensure the safe and efficient movement of both vehicular and pedestrian traffic as it relates to the development and surrounding areas;
- e) to ensure the conveyance of any required easements to the County for maintenance or improvements to drainage works, water courses, public utilities, roadways and similar undertakings;
- f) to ensure proper grading, storm drainage and maintenance in regard to surface water and erosion;
- g) to control the placement and provision of required services such as driveways, parking, loading facilities and garbage collection; and
- h) to direct the proper placement, massing and conceptual design of buildings, public utilities and related facilities.

1.11.2 The entire County is designated as a site plan control area in accordance with Section 41(2) of the Planning Act, RSO 1990.

1.11.3 The County will enact site plan control by-laws as provided for in Section 41(13) of the Planning Act, RSO 1990, as amended. The By-law may exempt the following uses from the requirements of site plan control:

- a) low density residential development, except where housing is adjacent to and may have an adverse impact on the natural environment or has important heritage value;
- b) all agricultural buildings except for farm produce sales outlets; and
- c) accessory buildings, minor renovations and extensions.

1.11.4 The County may require that detailed drawings and plans be required for residential developments of less than twenty-five (25) units and may require the applicant to submit drawings showing plan elevations and cross-sectional views, in order to assess the appropriateness of the proposed development.

1.11.5 The County will not automatically include extractive industrial uses under site plan control. Concerns with specific proposed aggregate operations may be expressed best in comments on license applications under the Aggregate Resources Act, which can be reflected in conditions on

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licenses issued by the Ministry of Natural Resources. However, if the concerns are not satisfied under this process, site plan control should be implemented.

1.11.6 In an area subject to a site plan control by-law, the County may require, as a condition of development, that an agreement be entered into between the County and an owner of land in the area. Such an agreement may stipulate the location of buildings and structures to be erected through the text of the agreement and/or through the use of plans and drawings, and show or describe the location of all works and facilities provided for under the Planning Act, 1990, as amended. The County may impose holding zone provisions on the property until the site plan control agreement has been registered on title.

1.11.7 As a condition to the approval of the plans and drawings as required under the process of site plan control, the County may require the owner of the land to provide, to the satisfaction of and at no expense to the County, a number of items outlined in the Planning Act, including widenings of public highways that abut on the land. The County shall be guided by the following maximum right-of-way widths, which can be obtained through site plan control:

County Roads: 26.21 m  
Municipal Road: 20.12 m

The roads which can be widened through site plan control shall be only those roads as shown on Schedule 'C' of the County Plan and the Land Use Schedules of the Secondary Plans of Wellington, Picton-Hallowell, and Rossmore. The widenings shall be taken equally from both sides of a roadway, measured from the existing centreline, except where, for topographic reasons or because of historical building patterns, widening is only possible on one side and the entire requirement may be taken from that side.

Widenings may also be obtained to implement intersection improvements as shown on Schedule 'A1', the Land Use and Roads Plan of the Picton-Hallowell Urban Area.

The County may require road widening in addition to the designated road allowance for daylighting triangles in order to provide sufficient site distance at an intersection with a county road. The maximum length of the side of a daylighting triangle bordering on a county road shall be 15.2 m.

1.11.8 It is the intent of the Municipality to promote good urban design through the use of Urban Design Guidelines. Urban Design Guidelines will be

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developed and endorsed by Council for various Urban Centre and Village land uses. Through the site plan approval process, developers will be expected to demonstrate how they are meeting the Guidelines and preferably, how they are exceeding the Guidelines.

## **1.12 Support Studies**

1.12.1 Council may require that support studies be undertaken as part of the development process. A brief definition of each of the following is given in Part I, Section 3 of this Plan. Support studies may include but are not limited to the following:

- a) Hydrogeological Study;
- b) Storm Water Management Study;
- c) Environmental Evaluation;
- d) Environmental Impact Studies;
- e) Servicing Options Investigation; and
- f) Subwatershed Plan.

1.12.2 Pertinent guidelines as established by the local Health Unit, the local Conservation Authority, the Ministry of Natural Resources, the Ministry of the Environment, the Bay of Quinte R.A.P., or other government ministries and agencies, shall be followed in the preparation of applicable support studies.

## **1.13 Secondary Plans**

1.13.1 Where more detailed policy direction is necessary for the proper development of communities or areas, a Secondary Plan will be prepared by the County and adopted as an amendment to the Official Plan.

1.13.2 Secondary Plans will generally outline the following to guide growth and development within a community and complement the policies of this Plan:

- a) a 'vision' describing the desired future for the community and how the 'vision' complements the Vision for Prince Edward County;
- b) policies setting out the community's strategy toward the provision of housing, employment, institutional, recreational and commercial services and other land use matters and policies;
- c) schedules identifying the conceptual location, general form and intensity of development for such uses;

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- d) policies addressing the community's transportation network as it relates to both the community's needs and County-wide transportation objectives;
- e) policies addressing the provision, upgrading and phasing of servicing and infrastructure (i.e. water supply, sewage treatment, municipal road network and stormwater management);
- f) policies and schedules identifying and establishing direction for the conservation and management of environmental resources and the cumulative impacts of development on the environment;
- g) policies regarding heritage conservation and urban design; and
- h) strategies regarding the implementation and monitoring of the above-noted matters.

1.13.3 Council may require that support studies as outlined in Part VI, Section 1.12 be undertaken as part of the secondary planning process.

1.13.4 A Secondary Plan is required for the Village of Bloomfield prior to the consideration of rezonings to permit major commercial or residential developments.

1.13.5 All approved amendments to the previous Official Plan for the County of Prince Edward affecting any one of the three existing Secondary Plans, since the adoption of this Official Plan by County Council on November 23, 1993, shall continue to form a part of the respective Secondary Plan and of this plan.

## **1.14 Public Participation and Amendment Procedure**

1.14.1 The elements of the programme for public involvement in municipal planning in Prince Edward County shall ensure the following objectives:

- a) public participation;
- b) provision of accurate and objective information;
- c) provision of opportunities to express opinions;
- d) presentation of information in non-technical language;
- e) consideration of public responses;
- f) flexibility in the process; and
- g) acknowledgement of the interests and views of the participants.

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- 1.14.2 The County will notify affected landowners, applicable provincial and local agencies and community and special interest groups regarding Secondary Planning projects during the early components of the planning work programme to seek their input and advice.
- 1.14.3 Should changing conditions necessitate amendments to this Plan, a public meeting of County Council shall be held not sooner than seven days after the requirements for the giving of notice have been complied with. When a change is made in a proposed by-law after the holding of a public meeting and Council determines that further notice is to be given in respect to the proposed by-law, notice shall be given as prescribed by regulations under The Planning Act except that the notice period shall be a minimum of seven days before the holding of a subsequent public meeting.
- 1.14.4 The County shall consider all submissions of support and/or objections concerning proposed Official Plan amendments and Secondary Plans, prior to consideration for approval.
- 1.14.5 County shall review the following general criteria, in addition to the detailed policies and designations of this Plan, when considering a site-specific Official Plan amendment application:
- a) the conformity of the amendment with the intent of the Vision for Prince Edward County;
  - b) the need for the proposed use save and except for those amendments, which deal with the Aggregate designation;
  - c) possible preferable alternative locations for the proposed use that may already be designated for such development;
  - d) compatibility of the use with surrounding uses;
  - e) impact on resources including agricultural land, aggregate resources, views from major tourism corridors, surface and groundwater supplies, wildlife resources, heritage resources and forestry resources;
  - f) the adequacy of water supply, sanitary sewage and stormwater disposal services required by the proposed use;
  - g) vehicular and pedestrian access; and

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h) financial impact on the municipality.

1.14.6 Before passing an amendment to a comprehensive zoning by-law, the County shall ensure that adequate information is made available to the public, and, for this purpose, shall hold at least one public meeting, notice of which shall be given in the manner and to the persons prescribed by regulations under The Planning Act except that the public meeting shall be held not sooner than seven days after the requirements for the giving of notice have been complied with. When a change is made in a proposed by-law after the holding of a public meeting and Council determines that further notice is to be given in respect to the proposed by-law, notice shall be given as prescribed by regulations under The Planning Act except that the notice period shall be a minimum of seven days before the holding of a subsequent public meeting.

1.14.7 The County may forego public notification and public meeting(s) in connection with technical Official Plan or Zoning By-law amendments, provided that the provisions and intent of the Official Plan or Zoning By-law are not affected. A technical amendment may involve the following:

- a) altering the numbering, arrangement or format of any provision;
- b) correcting punctuation or altering language to obtain a uniform mode of expression; and/or
- c) correcting clerical, grammatical, dimensioning or typographical errors.

## **1.15 Monitoring and Review**

1.15.1 The County will monitor, on an annual basis, all development activity in the County, including the creation of lots, issuance of building permits, changes in land use and social, economic and environmental trends.

1.15.2 An annual report will be prepared by the County Planning Department for consideration by the County Planning Committee. The report will document development activity and trends, evaluate how the implementation of the Plan's policies is proceeding and identify new trends, which may require further research and consideration in relation to the Plan.

1.15.3 County Council will hold a special public meeting at least every five years to review the effectiveness of the Plan policies in implementing the Vision and to determine the need for revisions to the Official Plan.

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- 1.15.4 The County may prepare a Municipal Housing Statement and will review other corporate strategies at least every five years in conjunction with the five year review of the Official Plan.
- 1.15.5 Efforts will be made by the County to administer the monitoring programme by utilizing an appropriate computerized land/geographic mapping and information system.

**APPENDIX 'A'**

**SHORE LAND SUBDIVISION CONCEPTS**

**APPENDIX 'B'**  
**IMPERIAL - METRIC CONVERSION TABLE**

Metric Measurement	Approximate Equivalent	Metric Measurement	Approximate Equivalent
0.15 m	6 inches	30 m <sup>2</sup>	322.9 ft. <sup>2</sup>
0.3 m	12 inches	111.48 m <sup>2</sup>	1200 ft. <sup>2</sup>
6.0 m	19.7 feet	140 m <sup>2</sup>	1507 ft. <sup>2</sup>
9.0 m	29.5 feet	180 m <sup>2</sup>	1937.6 ft. <sup>2</sup>
15.0 m	49.2 feet		
20.0 m	65.5 feet		
20.12 m	66.0 feet		
26.21 m	86.0 feet		
30.0 m	98.4 feet	0.202 ha	0.5 acres
30.48 m	100 feet	0.4 ha	0.99 acres
40.0 m	131.2 feet	0.404 ha	1.0 acres
45.7 m	149.9 feet	0.72 ha	1.8 acres
48.0 m	157.5 feet	0.8 ha	2.0 acres
60.0 m	196.9 feet	1.86 ha	4.6 acres
68.0 m	223.1 feet	2.0 ha	4.9 acres
90.0 m	295.3 feet	2.8 ha	6.9 acres
100.0 m	328.1 feet	4.0 ha	9.9 acres
120.0 m	393.7 feet	20.0 ha	49.4 acres
180.0 m	590.6 feet	24.06 ha	59.5 acres
200.0 m	656.2 feet	32.4 ha	80.1 acres
500.0 m	1640.4 feet		
48.0 km	29.8 miles		