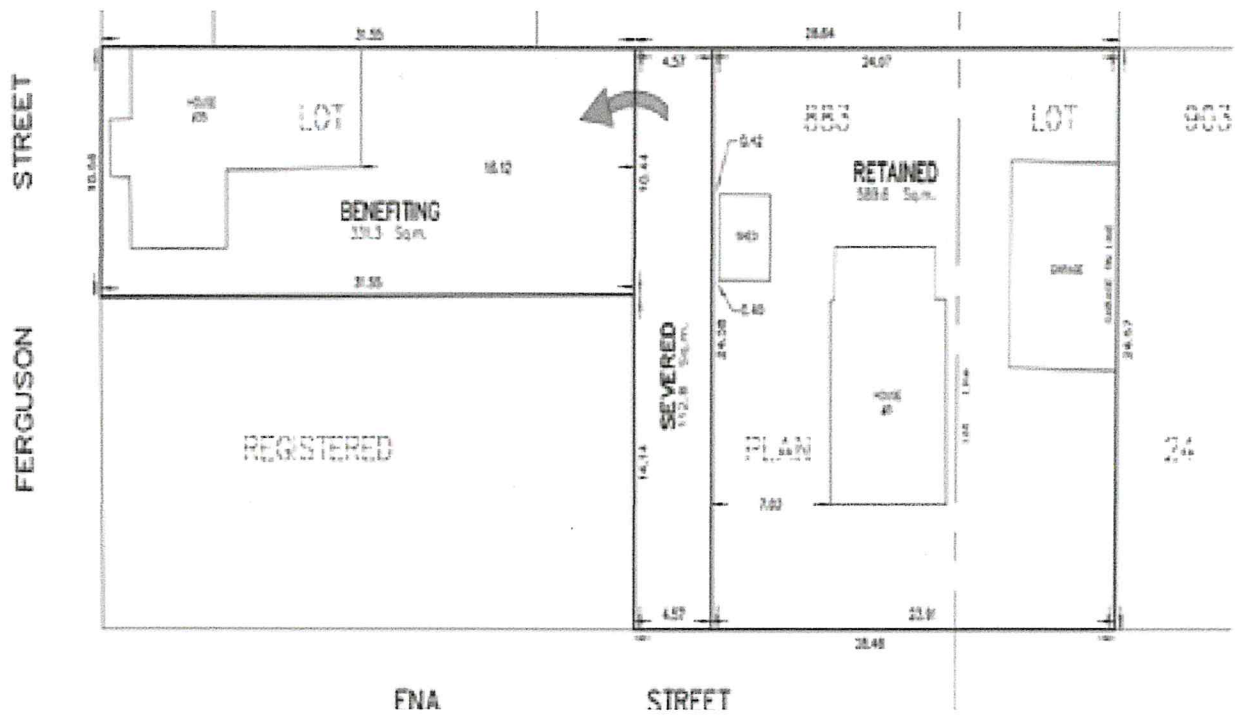


# Margaret Lorren Leveille



Brendan O'Connor Community Planning Consultant  
*Planning Justification Report*



Part of Lot 883 Registered Plan 24 Town of Picton  
Now in the Municipality of Prince Edward County

Application for

Consent and Zoning By-Law Amendment

Margaret Lorren Leveille

Prepared By

Brendan O'Connor  
Community Planning Consultant

*oconnorplanning@gmail.com*

*613.970.0116*

December 2020

**Brendan O'Connor**

Community Planning Consultant

613.970.0116

oconnorplanning@gmail.com

December 10, 2020

Michael Michaud, Manager of Planning  
Engineering, Development and Works  
County of Prince Edward  
332 Main Street  
Picton, Ontario  
K0K2T0

***Subject: Application for Consent and Rezoning- Part of lot 883 Registered Plan 24 Town of Picton- Margaret Lorren Leiveile***

Enclosed please find an application for consent for the purpose of lot addition and rezoning for lands owned by Margaret Lorren Leiveile. The purpose of the application is to sever for the purpose of lot addition an approximately 112.8 sq. m parcel of land with 4.57 metres of frontage onto Ena Street. The benefitting parcel is known municipally as 35 Ferguson Street and is approximately 331.3 sq. m in size with 10.58 metres of frontage onto Ferguson Street. The proposed retained will be approximately 589.6 sq. m in size with 23.91 metres of frontage also onto Ena Street. 35 Ferguson Street currently has no parking. The purpose of this application is to provide off street parking for 35 Ferguson Street.

The subject lands is currently designated Urban Centre in the County Official Plan and Town Residential in the Picton Hallowell Secondary Plan. The proposed consent and rezoning application is consistent with the PPS and meets the intent of the County of Prince Edward Official Plan.

**Provincial Policy Statement**

In accordance with Section 3 of the Planning Act ... a decision of the council of a municipality ... in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the Provincial Policy Statement. (PPS Policy 4.2)

The subject lands is located in a settlement area as defined by the PPS being being



in urban areas and rural settlement areas, and include cities, towns, villages and hamlets. The 2020 PPS notes settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Land use patterns within settlement areas shall be based on: Densities and a mix of land uses which: 1 efficiently use land and resources; 2 are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 3 minimize negative impacts to air quality and climate change, and promote energy efficiency; 4 support active transportation; 5 are transit- supportive, where transit is planned, exists or may be developed; and 6 are freight-supportive and a range of uses and opportunities for intensification and redevelopment. The subject application is considered an efficient use of land as it is proposing to utilize an unused piece of land for the neighbouring parking deficiency.

Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The subject application will rectify a negative existing land use situation (parking deficiency) while having no negative impact on neighbouring land uses.

Based on the above, the proposed consents and rezoning is consistent with the PPS.

## **2- Official Plan**

The County Official Plan is the local policy instrument that implements the Provincial Policy Statement. As such, it sets the policy framework within which development is to take place within Prince Edward County. Secondary Plans set out detailed land use policies to guide growth and development for specific communities such as Picton. The Plans are part of the County's Official Plan, but are specific to the communities to which they apply in terms of their policies for managing physical change and its effects on the social, economic, and natural environment.

The County's Official Plan states that "it is the intent of the 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.” (Official Plan, Part IV, A)

The new Picton Secondary Plan designates the subject lands as Town Residential. The new plan supports a diverse range of housing types at a range of residential densities that meet the existing and future needs of the community. The existing residential uses support this policy.

In the implementing policies the Plan seeks to maintain and enhance the built form and character of existing neighbourhoods in Picton-Hallowell. To do so it permits a mix of residential unit types in existing neighbourhoods, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Parking is an important element in the urban area for all housing types. The purpose of this application is to provide off street parking to an existing residence that historically had no allocated parking space.

The Plan also requires adequate off-street parking and loading for all development in the town in accordance with standards established in the Zoning By-law. Alternative means of meeting this policy should be considered, such as cash in lieu, shared parking, public parking in private facilities, remote parking with free shuttles, etc. This application will provide off street parking to a residence that currently does not have one.

Based on the above, the proposed consent and rezoning meets both the intent and purpose of the Official Plan.

### **Comprehensive Zoning By-Law No. 1816-2006**

The subject lands is currently zoned the Urban Residential Type 1 (R1) Zone. Through the proposed zoning the severed will remain zoned the Urban Residential Type 1 (R1) Zone. The proposed retained will be rezoned to the Special Urban Residential Type 1 (R1-x) Zone to recognize the non complying setback of the existing shed.

### **Conclusion**

In conclusion, we trust that the Planning Division will concur with the analysis presented here and support the request for consent and rezoning approval. If there is anything else that is required or there is clarification needed on certain points of this letter, please call at your convenience.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Brendan O'Connor', written in a cursive style with a long horizontal stroke extending to the right.

Brendan O'Connor RPP