



Planning Rationale

To: Dale Egan, Planner I

From: RFA Planning Consultant Inc.

Cc: Peter Michael and Frances Virginia Revoy, owners

Date: February 28, 2021 (Revised: August 10, 2021)

Re: Consent and Rezoning Applications – 1060 County Road 19 – Part of Lots 89 and 90, Concession 2, Parts 7,8, and 9, Plan 47R-1047, Township of Ameliasburgh, now in the Municipality of the County of Prince Edward (Peter Michael and Francis Virginia Revoy)

Applications for Consent and Rezoning have been filed concurrently with the County of Prince Edward Planning Division. We have reviewed the Provincial Policy Statement (PPS), the County of Prince Edward Official Plan and have assessed the applicable Zoning By-law provisions and offer the following planning opinion in support of the applications. Below is a summary of our analysis.

BACKGROUND

RFA Planning Consultant Inc. was retained in October, 2020 by the owners, Peter Michael Revoy and Francis Virginia Revoy, to undertake consent and rezoning applications for the subject property. The land is described as Part of Lots 89 and 90, Concession 2, Parts 7,8, and 9, Plan 47R-1047, Township of Ameliasburgh, now in the Municipality of the County of Prince Edward; and is municipally know as 1060 County Road 19. The subject property has an area of approximately 10.17 hectares (25.2 acres) with approximately 100.6 metres (330.1 feet) of frontage on the north side of County Road 19. The subject parcel consists of single-detached dwelling with an approximate gross floor area of 167 square meters (1800 square feet). The subject lands are relatively flat, and are made up of active farmland sectioned into fields by mature hedgerows running east-west across the parcel. The subject property is serviced by private well and septic systems. Both the well and septic bed are located on the Proposed Severed Lot.

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The subject land consists of one parcel with a Property Identification Number (PIN) 55012-0152 and is located at the northern extent of the County of Prince Edward, just north-west of Roblin Lake in Ward 4- Ameliasburgh.

The subject property is designated “Rural” on Schedule E Land Use Designations of the County of Prince Edward Official Plan and is within the “Rural 1 (RU1) Zone” Schedule ‘A4-East’ Ameliasburgh Ward of the County’s Comprehensive Zoning By-law No. 1816-2006, as amended. The split zoning of the property is a result of By-law Number 1607-2005 described below. The surrounding land uses are rural on the north side of County Road 19, and rural residential and environmental protection on the south side of County Road 19.

A summary of the subject lands is provided in **Table 1**, below:

TABLE 1: BACKGROUND SUMMARY

PIN 55012-0152	
Legal Description	Part of Lots 89 and 90, Concession 2, Parts 7,8, and 9, Plan 47R-1047, Township of Ameliasburgh, now in the Municipality of the County of Prince Edward;
Civic Address	1060 County Road 19
Lot Area	10.17 hectares (25.2 acres)
Lot Frontage	100.6 metres (330.1 feet) on County Road 19
Access	County Road 19
Official Plan Designation	Rural Land (Schedule ‘E’ – Land Use Designations)
Zoning	Rural 1 (RU1) Zone (Schedule ‘A4- East’)

It is important to note that the subject property was granted provisional consent on November 14, 2005 in accordance with amending Bylaw Number 1607-2005 to the previous Zoning Bylaw No.1205-90 for the Ward Ameliasburgh (enclosed) for the previous owner, Joseph Starkauskas. Mr. Starkauskas allowed the 2005 consent approval to lapse. The 2005 zoning approval remained in place from November 14, 2005 to March 17, 2021. On March 17, 2021, through File No. Z1-21, the County approved a technical clean up of the Zoning By-law, which included rezoning a portion of the subject property from a Rural Residential 1 (RR1) Zone to a Rural 1 (RU1) Zone.

Amending By-law No.1607-2005 approved a Rural Residential Zone for the Severed Lot and an A2-72 Zone with a site-specific minimum lot area of 8.1 hectares (20 acres) and lot frontage of 45.7 metres (150 feet) for the Retained Lot. The site-specific provisions of the A2-72 Zone were not carried forward to the current comprehensive Zoning By-law No.1816-2006, which appears to be an error given the Rural Residential Zone was carried forward, and that zone lines are intended to act as lot lines (ZB Section 1.7i)). Notwithstanding this apparent error, a new rezoning application and fee have been necessitated by the March, 2021 technical clean up of the Zoning By-law. The purpose of the new rezoning application is to re-establish the RR1 Zone on property and to carry forward similar site-specific provisions contemplated by Amending By-law No.1607-2005 for the Proposed Retained Lot. The subject applications are essentially a re-submission of the 2005 approval, but that exceeds the original Retained Lot area and frontage.

The following photographs depict the existing conditions of the subject lands:



Subject Lands – green outline.



Proposed Severed Lot – View of existing dwelling (No. 1060) looking north-west.



Proposed Retained Lot – View of existing farm entrance on County Road 19 looking north-east.



Proposed Severed Lot – View distance from existing driveway looking north-east; existing farm entrance (in background).



Proposed Retained Lot – Looking east, north of the first tree line behind existing dwelling.



Proposed Severed Lot – View of proposed north lot line looking north-west. Greener grass to the left roughly delineates Proposed Severed Lot.



Proposed Retained Lot – View looking east from Proposed Retained Lot line of new dwelling (No. 1038) and detached garage.

APPLICATION FOR CONSENT

The nature of the consent application is for a single-lot severance, with the intent of creating one Rural Residential lot, and one Rural 1 lot. The Proposed Severed Lot will have an area of 0.8 hectares (2 acres) with 45 metres (147.6 feet) of lot frontage on the north side of the County Road 19. The Proposed Retained Lot will have an area of 9.37 hectares (23.2 acres) and 55.6 metres (182.4 feet) of lot frontage on the south side of County Road 19. The intent of the owners with regard to the future of the each proposed lot is not known at this time. The delineation of the Proposed Severed Lot is located within the pre-March, 2021 zoning lines on the parcel. County Road 19, a public road maintained year-round, will provide access to the retained and severed lots.

To reiterate, the proposed consent is essentially a re-submission of the 2005 planning approvals granted on November 14, 2005 through amending By-law No.1607-2005 to Comprehensive Zoning By-law No. 1205-90.

A **Consent Sketch** has been prepared by RFA Planning Consultant Inc. and is enclosed with the application package.

APPLICATION FOR REZONING

The rezoning application requests to re-establish the 2005 planning approvals and recognize the proposed lot configuration. Currently, the subject property is within the Rural 1 (RU1) Zone. It is requested that the proposed lot configuration follow the pre-March, 2021 zoning delineation. More specifically, the Severed Lot will revert back to the Rural Residential 1 (RR1) Zone, and site-specific lot area and frontage provisions will be re-established for the Retained Lot. Special provisions for the requested RU1 Zone for the Proposed Retained Lot will implement the 55-metre minimum lot frontage and 9-hectare lot area. A more detailed summary of the rezoning application is outlined below.

Proposed Severed Lot (Rural Residential 1 Zone):

- No special provisions. All provisions pertaining to the existing RR1 Zoning are met or exceeded.

Proposed Retained Lot (Rural 1 Zone):

- Reduce the minimum lot frontage from 60 metres to 55 metres.
- Reduce the minimum lot area from 10 hectares to 9 hectares.

A 55-metre lot frontage, and 9-hectare lot area is considered appropriate for the Rural 1 (RU1) Zone as it exceeds the 2005 planning approvals, which were considered under the same 1998 Official Plan as the subject rezoning. There is no apparent concern that the Proposed Retained Lot, with its 9.37-hectare lot area and 55.6-metre lot frontage (widening to 100 metres beyond the Proposed Severed Lot), can provide adequate separation for a new dwelling, well and septic, or that existing farming operations are hindered. The special provisions do not change the function or use of the property, or negatively affect the surrounding area, and are considered minor in nature.

CONFORMITY TO THE PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) has applied to all planning applications since May 1, 2020. It provides direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. The consent and rezoning applications for the 1060 County Road 19 are consistent with the 2020 PPS.

PROVINCIAL POLICY STATEMENT	PLANNING ANALYSIS
1.0 Building Strong Healthy Communities	
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	
1.1.5 Rural Lands in Municipalities	
<p><i>1.1.5.2 On rural lands located in municipalities, permitted uses are:</i></p> <p><i>c) residential development, including lot creation, that is locally appropriate;</i></p>	<p>The proposal is considered locally appropriate residential development as a single-lot severance is permitted in both the 1998 Official Plan and 2021 Plan adopted recently by Council. The subject applications are also locally appropriate on the basis that they have already received consent approval allowed to lapse by the previous owner, but the zoning has been implemented. In other words, there are no material changes to the 2005 planning approvals and the subject consent and rezoning applications are essentially a re-submission.</p> <p>The proposed development is compatible with the existing rural landscape given the Proposed Severed Lot is already developed with a single-detached dwelling forming part of an existing rural residential cluster, along</p>

PROVINCIAL POLICY STATEMENT	PLANNING ANALYSIS
	with the Proposed Retained Lot that is to continue to be active farmland. The application will not create or extend strip or ribbon development.
<p><i>1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.</i></p>	<p>The Proposed Severed Lot consists of an existing dwelling and existing wells and septic on 0.8-hectares. This meets lot size criteria for the Rural designation of the County Official Plan, and there are no apparent concerns for sustaining rural service levels.</p>
<p><i>1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.</i></p>	<p>The proposed Severed Lot consists of existing individual on-site services. While development plans are currently unknown for the Proposed Retained Lot it would also be sustained by the same rural level of service and therefore, will not require any unjustified and/or uneconomical expansion of infrastructure.</p>
<p><i>1.1.5.8 New Land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</i></p>	<p>The Minimum Distance Separation (MDS) guidelines have been considered, and there are no built livestock facilities within 500 metres of the subject property. It has come to our attention however that a building permit has been submitted by the property owner to the east (No. 1038) for an animal and hay storage building. It is important to note that the subject consent and rezoning applications were filed in March, 2021 to re-establish planning approvals granted in 2005 and that the dwelling on the subject property was built in 2019, prior to the livestock facility MDS II report provided by County planning staff dated for April 6, 2021. It is our understanding that a building permit has since been issued for a livestock facility on No. 1038, but</p>

PROVINCIAL POLICY STATEMENT	PLANNING ANALYSIS
	<p>that it remains unbuilt. Given it is requested to re-instate the 2005 planning approvals, a RR1 Zone around the existing dwelling was in place at the time of the subject applications were filed in March, 2021 and the nearly simultaneous timing of the County-led technical clean-up of the Zoning By-law and livestock facility building permit application for No. 1038, a MDS I calculation for the Proposed Severed Lot and re-instatement of the subject RR1 Zone would not appear necessary in accordance with IG #8 relating to existing non-agricultural uses.</p> <p>It is also important to note that the MDS II calculation provided by County planning staff included zone mapping illustrating the historical RR1 Zone on the subject property, demonstrating the nearly simultaneous timing of filing the subject applications, the County-led technical clean-up of the Zoning By-law and issuance of a livestock facility building permit for No. 1038.</p>
1.6.6 Sewage, Water and Stormwater	
<p><i>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage and private communal water services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.</i></p>	<p>Municipal or private communal sewage and water services are not available or planned for the subject property. There are existing individual services on the Proposed Severed Lot. The proposed lot areas of 0.8 and 9.37 hectares meet and exceed the Official Plan standards respectively, and there are no apparent concerns that site conditions are not suitable for individual on-site services. The type of sewage and water services proposed for the Severed and Retained Lots are supported by the PPS.</p>

CONFORMITY TO THE OFFICIAL PLAN (1998)

The subject lands are designated as “Rural” on Schedule E – Land Use Designations of the County of Prince Edward Official Plan. Schedule C – Transportation and Services Plan designates County Road 19 as a “County Collectors”. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on January 23, 1998.

On February 23, 2021 County Council approved a new Official Plan. Schedule A-1: Land Use Designations of the 2021 County Official Plan renames the designation for the subject property to “Rural Land”. There has been no change in permitted uses for Rural Lands between the 1998 and 2021 Official Plan. There has been a change in the number of consents permitted, decreasing from two new lots in the 1998 Official Plan, to a single-lot consent in the 2021 Plan. This proposal is only for a single-lot consent so it accommodates the vision of both the 1998 and 2021 Official Plan, and there do not appear to be any determinative policies affecting the review of the applications.

The consent application and the proposed amendment to the Zoning By-law conform to the general intent and purpose of the Official Plan. The following chart is an analysis of the applicable Rural and Consent policies.

OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
Part IV – 6.0 Rural	
6.2 Permitted Uses	
<p>6.2.1 <i>The predominant uses of the Rural Designation shall include:</i></p> <p>a) <i>all of those uses permitted in Part IV, Section 5.2 of the Prime Agricultural designation;</i></p> <p>e) <i>limited residential uses in accordance with the policies of this Plan;</i></p>	<p>A single-detached dwelling already exists on the Proposed Severed Lot, which is to remain. No change in use is proposed at this time, and the Proposed Retained Lot is intended to continue as active farmland. There are no clear plans to construct a dwelling on the Proposed Retained Lot at this time.</p>
6.3 Pattern of Development	
<p>6.3.2 <i>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</i></p>	<p>The proposed severance is a resubmission of the 2005 consent approval, which lapsed. The Proposed Severed Lot is 0.8 hectares, meeting the Rural lot size criteria and is intended to address cumulative effects of individual servicing. Given the</p>

OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>lifestyle alternative to the urban areas of the County.</i>	existing single-detached dwelling and historical RR1 Zone on the site, existing rural residential uses to the south, and no built livestock facilities within a reasonable distance, there are no apparent compatibility concerns.
6.4 Planning Policies	
6.4.1 General	
<i>(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;</i>	Only one new lot is proposed, meeting both the 1998 Official Plan and 2021 Plan severance policy. The Proposed Severed and Retained Lots are of a size and configuration that will not lend itself to further subdivision.
<i>(c) new developments shall not be located where they endanger or may hinder any existing farming operations;</i>	A RR1 Zone existed on the subject property around the existing dwelling from November, 2005 to March, 2021, pre-dating the livestock facility building permit for No. 1038. This, combined with no built livestock facilities within 500 metres of the property indicates no endangerment or hindrance of existing farming operations. The Proposed Severed Lot follows the existing zoning that was established by the 2005 planning approvals, which is congruent with the delineations of manicured grass area around the existing dwelling and the active field areas.
6.4.2 Residential	
<i>(c) severances for single detached units shall have a minimum lot area of approximately 0.8 hectares</i>	The Proposed Severed Lot consists of an existing single-detached dwelling unit and a lot area of 0.8 hectares.

OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>(d) Property owners are encouraged to incorporate the following design principles into the development of a residential property:</i></p> <ul style="list-style-type: none"> <i>i) maintain a treed buffer of diverse native species between the residence and the roadway;</i> <i>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</i> <i>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;</i> 	<p>Based on the position of the Severed Lot and dwelling, it is evident that the design principles of Part IV, Section 6.4.2d) have been respected. Based on our site visit it is evident that the 55-metre frontage and 9.4-hectare area of the Proposed Retained Lot, along with the existing mature hedgerows would allow for a single-detached dwelling to be developed in a way that is consistent with the rural residential design principles. It is anticipated if a dwelling were to be constructed on the Proposed Retained Lot that access would be from the existing field entrance, which is intended to lessen development impact.</p>
Section V – Land Division	
1.3 Consents	
1.3.1 General Strategies	
<p><i>(a) consents shall only be granted when it is clearly not necessary in the public interest that a Plan of Subdivision be registered.</i></p>	<p>Only a single-lot severance is proposed with no blocks for public use and no municipal roads or services and it is not in the public interest that a Plan of Subdivision be registered. The subject applications are a resubmission of the 2005 consent approval.</p>
<p><i>(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;</i></p>	<p>The Proposed Severed Lot meets the minimum 0.8-hectare lot size criteria for the Rural designation. The existing dwelling, wells, and septic are fully within the 0.8-hectare area formerly zoned Rural Residential 1, which is typical for this type of development. The Proposed Retained Lot will continue as active farmland, which is unaffected by the consent, and where</p>

OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
	<p>the area within the existing RR1 Zone does not form part of the cultivated field areas. The Proposed Retained Lot is locally appropriate based on inspection of available mapping, as it is both larger than nearby rural parcels off McIntyre Road and larger than originally contemplated by the 2005 approvals.</p>
<p><i>(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;</i></p>	<p>The proposed lot configuration will follow the existing zoning boundary lines and seeks to re-establish the 2005 consent approval. The Proposed Severed Lot meets the minimum area and frontage requirements of the RR1 Zone. The lot frontage of the Retained Lot is short of the minimum frontage and area requirements by 4.4 metres and 0.6 hectares, respectively. This is considered minor for a rural parcel. Despite the 2005 zoning approval permitting a 45.7-metre minimum lot frontage and an 8.1-hectare minimum lot area, special provisions are requested in accordance with pre-consultation to address the reduced frontage and area on the Proposed Retained Lot. This reduced frontage is large enough to still allow for adequate separation distance between buildings, and will not result in development behind existing houses. It is our professional planning opinion that this policy is intended to address small “flag-shaped” lots with Shore Land areas where the cumulative effects of rural service levels, density, and privacy are of greater concern.</p>

OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>(g) the area and frontage of any parcel of land created by consent will be compatible with the pattern of surrounding parcels;</i></p>	<p>The Proposed Severed Lot will have a frontage and area that meets and exceeds the minimum criteria of a Rural Residential 1 Zone as prescribed in Zoning Bylaw 1816-2006 and is consistent with the surrounding rural residential parcels on the south side of County Road 19. The technical reduction in minimum lot frontage will have no effect on the use of the Proposed Retained Lot as the cultivated field areas follow the current zoning delineation. As the Proposed Retained Lot is surrounded by other rural parcels and uses, there are no apparent compatibility concerns with the surrounding parcel pattern.</p>
<p><i>(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;</i></p>	<p>The Proposed Severed Lot is currently on individual services. If future development should take place on the Proposed Retained Lot, it is presumed that the parcel will be serviced by individual on-site water and sewage services, which is appropriate for rural uses where municipal and private communal services are not available, with no apparent concern due to the 9.37-hectare lot area. A RR1 Zone existed on the subject property around the existing dwelling from November, 2005 to March, 2021, pre-dating the livestock facility building permit for No. 1038. This, combined with the surrounding rural residential uses and that no built livestock facilities exist within a reasonable distance, there are no apparent land use compatibility concerns.</p>

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<p><i>(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.</i></p>	<p>There is no change in land use proposed at this time for either the Proposed Severed or Retained Lots, and the current landscape will be maintained. If the Proposed Retained Lot does develop in the future, the existing tree and shrub vegetation along County Road 19 will help to visually buffer new structures or a dwelling in accordance with the residential design principles with Part IV, Section 6.4.2 (d) of the Plan.</p>
1.3.3 Access	
<p><i>(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;</i></p>	<p>Both the Proposed Severed and Retained Lots front onto and gain direct access from County Road 19, which is maintained year-round by the County.</p>
<p><i>(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;</i></p>	<p>A site visit investigation indicates no horizontal or vertical curves along this portion of County Road 19 and the topography is relatively flat, allowing for good visibility. On this basis, there is no apparent traffic hazard concern.</p>
<p><i>(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</i></p>	<p>There is no change in land use proposed at this time. The Proposed Severed Lot consists of an existing dwelling, which forms part of an existing rural residential cluster largely located on the south side of County</p>

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<p><i>permit infill lots may be permitted in accordance with the policies of this Plan;</i></p>	<p>Road 19. The subject consent and rezoning will not create nor extend strip or ribbon development. It is important to note that neither the 1998 nor the 2021 Official Plan quantitatively defines strip development, making objectively assessing this policy a challenge. Given that the dwelling on the Proposed Severed Lot already exists, there is no additional impact to the surrounding area that can be evaluated at this time.</p>
<p><i>(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;</i></p>	<p>Direct access to the Proposed Severed and Retained Lots will be from County Road 19 as there are no other municipal roads servicing the subject property. There are existing entrances off of County Road 19 to both the Proposed Severed and Retained Lots.</p>
<p>1.3.5 Prime Agricultural, Rural and Shore Land Areas</p>	
<p><i>(a) scattered, isolated residential development throughout the rural areas of the County shall be discouraged;</i></p>	<p>The immediate section of County Road 19 is surrounded by Rural Residential lots and dwellings extending to the east and west to Cunningham Road and the site is approximately 3 kilometers from the Hamlet of Ameliasburgh. There are 13 dwellings within 450 metres east and west of the existing dwelling on the Proposed Severed Lot. On this basis, the proposed severance is not considered isolated or scattered.</p>
<p><i>(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</i></p>	<p>A septic review should have been undertaken previously for the 2005 planning approvals. On this basis, and combined with the Proposed Severed Lot being already developed, a septic</p>

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<p><i>disposal treatment as per Part III, Section 2.7 of this Plan;</i></p>	<p>review should not be required. Application fees submitted have been adjusted accordingly. Due to the size of the proposed lots, there are no apparent concerns regarding soil and drainage conditions or satisfying Part III, Section 2.7 of the Official Plan.</p>

PLANNING OPINION AND CONCLUSION

This application is a re-submission of a previous consent application, which was granted provisional approval in 2005 through amending By-law Number 1607-2005 to Zoning By-law No. 1205-90 for the Ward of Ameliasburgh. The approval was left to lapse by the previous owner. The appropriate zoning for the consent was implemented by the County of Prince Edward in 2005, and remained in place, despite the consent never being fulfilled, until a technical clean-up of the Zoning By-law was approved in March, 2021 converting the RR1 Zone around the existing dwelling to a RU1 Zone. It is important to note the site-specific provisions approved in 2005 for minimum 8.1-hectare lot area and 45.7-metre lot frontage, were not carried forward to the current Comprehensive Zoning By-law No. 1816-2006, which appears to be in error. Notwithstanding this apparent error, the March, 2021 technical clean-up of the Zoning By-law has necessitated the need for a new rezoning application, which has been submitted concurrently with a new consent application along with the associated fees by the current owners.

The subject lands are located within the Rural designation of the County of Prince Edward Official Plan and the proposed single-lot severance is an appropriate form of development on an existing lot of record. The proposed lot sizes and lot shapes respond appropriately to the surrounding area and existing zoning. No change in use of the Proposed Retained Lot is proposed at this time and is to remain as active farmland. The Proposed Severed Lot is already developed with one single-detached dwelling with individual on-site services. The Proposed Severed and Retained Lots will have direct access to County Road 19, a publicly travelled road which is maintained and assumed year-round by the municipality.

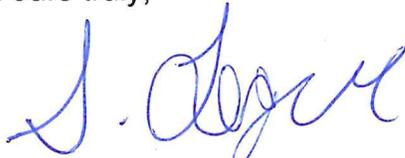
The Rural Land and Consent policies of the Prince Edward County Official Plan that set out criteria to be considered when developing within this area and have guided the planning process for the project. The proposed use and density are consistent with the rural and rural residential character of the area and are compatible with the surrounding parcel fabric and land uses. The proposal conforms to the general intent and purpose of the Official Plan. The Proposed Severed Lot meets the RR1 Zone

requirements for lot area and frontage. The application for rezoning will re-instate the lot configuration approved in 2005. Special provisions are required to permit the minimum lot area and lot frontage for the Proposed Retained Lot.

The consent and rezoning applications for 1060 County Road 19 in Ameliasburgh Ward are consistent with the policies of the 2020 Provincial Policy Statement and conforms to the 1998 and 2021 County of Prince Edward Official Plan. The proposed development will comply with the provisions of the RR1 Zone, and generally comply with the RU1 Zone in Zoning By-law No. 1816-2006 with some special provisions, and represents good planning.

If you have any questions about this information, please do not hesitate to contact our office at 613-966-9070.

Yours truly,



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RFA Planning Consultant Inc.

