

PT LT 43 BIG ISLAND SOPHIASBURGH; PT LT 44
BIG ISLAND SOPHIASBURGH AS IN PE177443 S
OF NORTH BIG ISLAND RD

Application for

Consent and Zoning By-Law Amendment

Angela Van Damme & Christopher Harris

Prepared By

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May 12, 2021

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

Subject: Application for Consent and Rezoning- Pt Lt 43 Big Island; Pt Lt 44 Big Island as in PE177443 Sophiasburgh Now in the County of Prince Edward (1334 North Big Island Road)- Angela Van Damme & Christopher Harris

Enclosed please find an application for consent and rezoning for lands owned by Angela Van Damme and Christopher Harris. The purpose of the application is to sever two rural residential lots. Severed lot A is proposed to be 2.07 hectares in size with 79.7 metres of frontage onto Sprague Road. Severed lot B is proposed to be 2.06 hectares in size with 79.7 metres of frontage also onto Sprague Road. The proposed retained lands will be approximately 62.7 hectares in size with 598.3 meters of frontage onto Sprague Road and 519 metres of frontage onto North Big Island Road. The subject lands is currently the site of the applicant's dwelling and outbuildings.

The subject lands is currently designated Rural. 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

The proposed consent and rezoning is consistent with the Provincial Policy Statement (PPS). The proposed consent and rezoning is located on rural lands as defined by the PPS being outside a settlement area and outside of prime agricultural areas.

The 2020 PPS notes, On rural lands located within municipalities, permitted uses are:



c) limited residential development f) other rural land uses. The proposed severances are currently vacant. The intended future uses are low density residential with 1 primary dwelling being permitted on each new lot. The application would result in limited residential development.

Part V, Section 1.1.4.1 of the PPS directs “Healthy, integrated and viable rural areas should be supported by: e) using rural infrastructure and public service facilities efficiently;” The proposed severed and retained lands will be sustained by the existing infrastructure and facilities.

Part V, Section 1.1.5.4 states that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development shall also be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of the infrastructure. The proposed application will not require the expansion of infrastructure.

Ontario’s long term prosperity, environmental health and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archeological resources for their economic, environmental and social benefits. A seasonal creek crosses the north west portion of the retained lands. The location of the severed lands was chosen as this is the furthest point from the water course. As part of the rezoning Quinte Conservation will review the boundaries for accuracy.

2- Official Plan

The subject lands is designated Rural on Schedule E of the Official Plan (OP). The Rural designation permits limited consents for residential purposes provided not more than 3 lots are created from the property as it existed at the time of amalgamation, and each lot is of no size less than 0.8 hectares (2 acres). If this application is approved the subject lands will have met their maximum severance potential.

Subsection 6.3.2 of Section 6.3 ‘Pattern of Development for Rural Areas’, states that development will be at a low density in order to avoid overcrowding of the rural areas and environmental problems with cumulative effects of individual servicing. Approval of this application will result in the creation of 2 rural lots and is in line with the overall parcel fabric (rural lots) in the area.

Subsection 1.3.3 of Subsection 5 “Access” states that applications for consent, which would result in land-locking a parcel, will be denied. All new lots shall front 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. The proposed lots will front onto a municipally maintained road.

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 Rural 3 (RU3) Zone and the Environmental Protection (EP) Zone. Through the proposed zoning both the severed lots will be rezoned to the Rural Residential 2 (RR2) Zone to recognize the intended residential use. The retained lands is proposed to remain the Rural 3 (RU3) Zone. The Environmental Protection (EP) Zone appears to have incorrect boundaries and can be changed based on feedback from Quinte Conservation.

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.

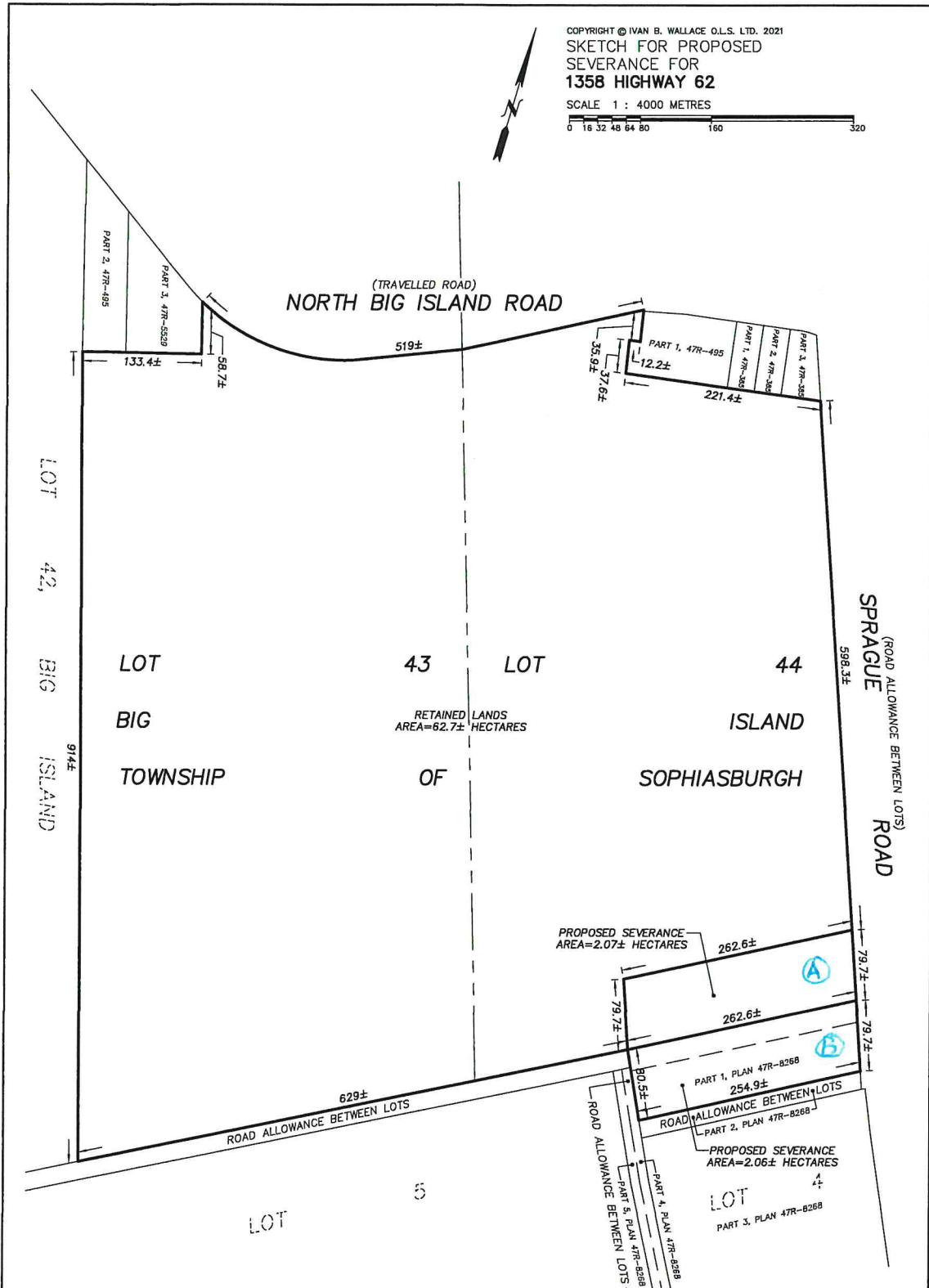
Yours truly,

A handwritten signature in black ink, appearing to read 'Brendan O'Connor', with a long horizontal flourish extending to the right.

Brendan O'Connor RPP

SKETCH FOR PROPOSED SEVERANCE FOR 1358 HIGHWAY 62

SCALE 1 : 4000 METRES



NOTES

Boundary information shown hereon has been compiled from existing survey records and is not an actual survey.

CAUTION

This is not a plan of survey and shall not be used except for the purpose indicated in the title block.

DISTANCE NOTES - METRIC

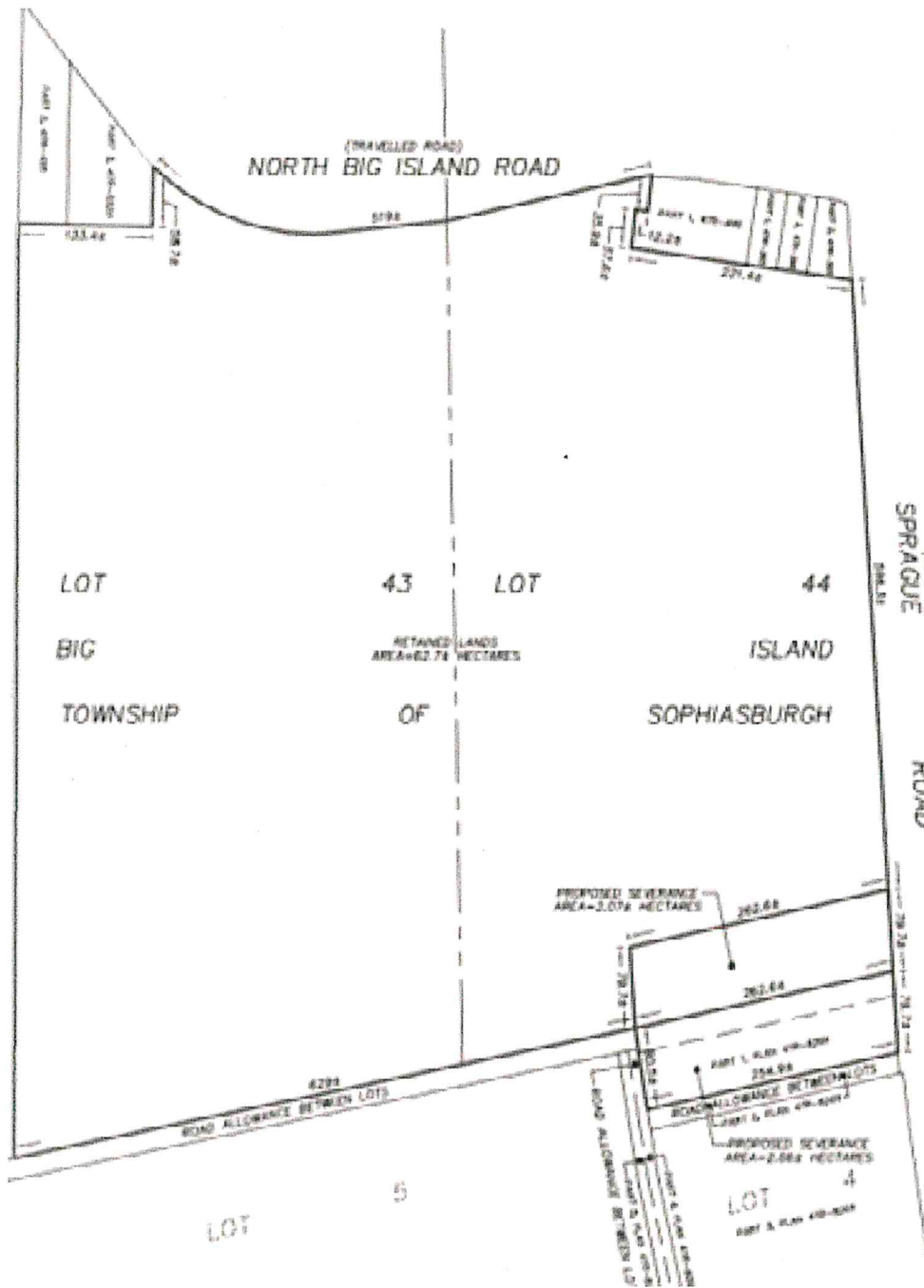
Distances shown hereon are in metres and can be converted to feet by dividing by 0.3048.



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PARTY CHIEF: JC DRAWN BY: DED CHECKED BY: • PLOT DATE: MAY 5, 2021 FILE NAME: A-027181-SKETCH

1334 North Big Island Road



Brendan O'Connor Community Planning Consultant
Planning Justification Report

