

PART LOT 6 CONCESSION 2 SOUTH OF BAY OF
QUINTE PT 1 47R9107 PRINCE EDWARD

Application for

Zoning By-Law Amendment

Simon Cooper and Margaret Cooper

Prepared By

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Subject: Application for Consent and Rezoning- Part of lot 6 Concession 2 South of Bay of Quinte Pt 1 47R91071 Prince Edward- Simon Cooper and Margaret Cooper

Enclosed please find an application for rezoning for lands owned by Simon Cooper and Margaret Cooper. The purpose of the application is to rezone the lands to permit a furniture manufacturing workshop as an additional non residential use in the Rural 1 (RU1) Zone. The applicants are proposing a 5,000 ft sq furniture manufacturing workshop as a secondary use to their proposed dwelling. The workshop will employ two outside workers. The applicants have submitted a site plan, building elevations, and floor plans as part of the subject application.

The subject lands is currently designated Rural. The proposed rezoning application is consistent with the PPS and meets the intent of the County of Prince Edward Official Plan.

Provincial Policy Statement

The proposed rezoning is consistent with the Provincial Policy Statement (PPS). The proposed rezoning is located in a rural area as defined by the PPS.

The 2020 PPS notes Rural areas are important to the economic success of the Province and our quality of life. Part V, Section 1.1.4.1 of the PPS directs "Healthy,



integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging the rural amenities and assets; e) using rural infrastructure and public service facilities efficiently; f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources” The proposed residence and workshop will be sustained by existing infrastructure and facilities. The workshop will also add to the diversity of the local rural economy and provide additional employment to those in the area.

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.

Part V, Section 1.1.5.8 states “new land uses, including creation of new lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae. Both the dwelling and workshop meet the MDS setbacks from the neighbouring barn to the west.

Part V, Section 1.3.1 states “planning authorities shall promote economic development competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.” The proposed workshop will add an additional source of employment to the local economy and add to the range of choice for those looking for employment.

2- Official Plan

Part II, Policy 2.4.10 of the County’s Official Plan states that “Settlement in the rural areas will maintain the quality, diversity and character of the rural landscape, will be directed away from agricultural and aggregate areas and will not create an overcrowded and suburbanized countryside. The proposed workshop will be of a size and scale that will maintain the quality and character of the landscape.

The proposed Rural land use designation states “the permitted uses of the Rural designation shall include: 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 and limited residential uses in accordance with the policies of the Plan.” (Official Plan, Part V, Policy 6.2.1 c & e) The proposed workshop would be considered a contractors workshop with internal storage and serve the rural community.

Part II, Policy 2.5.1, the County’s vision for economic development includes the following statement. “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.” The proposed workshop is supported by the Rural land use policies.

Policy 2.5.2 of the Plan goes on to state “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.” This policy supports the establishment of the furniture workshop on the subject lands.

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

Zoning

The subject lands is currently zoned the Rural 1 (RU1) Zone. Through the subject application the lands will be rezoned to the special Rural 1 Holding (RU1-x-H) Zone. The special provisions of the zone will permit a 5,000 sq. ft. furniture making workshop in addition to the uses permitted in the Rural 1 (RU1) Zone. The Holding (H) will not be removed until such time the applicant enter into a site plan agreement with the municipality for the furniture making workshop. As part of the site plan agreement the applicant will be required to address fire protection requirements, quantity and quality of water and stormwater.

Conclusion

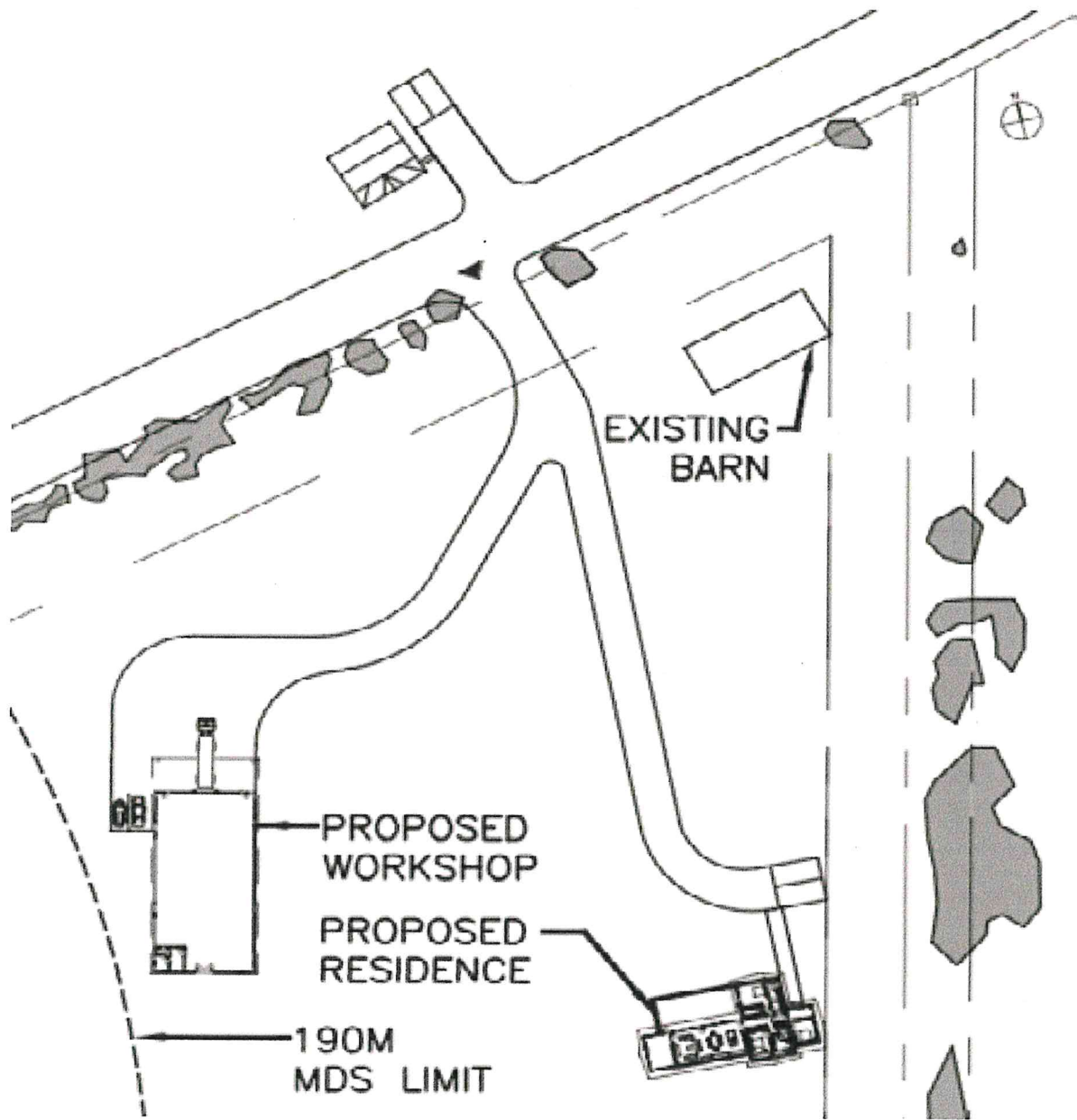
In conclusion, we trust that the Planning Division will concur with the analysis presented here and support the request for consent and rezoning approval. If there is anything else that is required or there is clarification needed on certain points of this report, please do not hesitate to reach out.

Yours truly,

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

Brendan O'Connor RPP

1272 County Road 8 Rezoning



Brendan O'Connor Community Planning Consultant
Planning Justification Report

