

PART OF LOT 1517 REGISTERED PLAN 24  
TOWN OF PICTON

Application for

Consent and Zoning By-Law Amendment

Hymus Holdings

Prepared By

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***Subject: Application for Consent and Rezoning- Part of lot 1517 Registered Plan 24 Town of Picton- Hymus Holdings***

Enclosed please find an application for consent and rezoning for lands owned by Hymus Holdings. The purpose of the application is to sever a 285.3 sq. m urban residential parcel with 12.1 m of frontage onto Picton Main Street. These lands are currently the site of a storage shed. The proposed retained lands will be approximately 391.8 sq. m in size with 18.5 metres of frontage onto Picton Main Street and 24.8 m of frontage onto Bay Street. The proposed retained lands is currently the site of a single detached dwelling and garage.

The subject lands is currently designated Urban Centre in the County Official Plan and Town Gateway 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**

The proposed consent and rezoning is consistent with the Provincial Policy Statement (PPS). 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 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 sever an under utilized piece of serviced land for an additional dwelling unit. The parcel is within walking distance to downtown which will support active transportation. This application will also result in an intensification of the site and will add additional housing stock.

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 town of Picton is an identified growth area where residential intensification opportunities are supported. The subject application is one such case where under utilized serviced land is being used for further residential intensification. The severed lands would provide room for a single detached dwelling, parking and a small rear yard. The site is adjacent to a built up area and would be considered an efficient use of land.

## **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 Gateway Area. It is the intent of the Plan to Support a diverse mix of complementary residential and community uses that meet the existing and future needs of the community and encourage a healthy and vibrant Town Gateway Area.(2.5.2)

The Plan also recognizes that intensification in the Town Gateway Area will result from the redevelopment of key commercial and industrial sites, infilling, and the commercial conversion of existing residential buildings.(2.5.2.7) The subject application would be considered infilling.

The Plan also encourages new development to locate buildings nearer the street, while considering the setback of existing neighbouring buildings, to create a sense of enclosure consistent with compact town form. The subject application is looking to reduce the front yard setback to be in line with the majority of homes on the street in order to maintain the street fabric.

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. The Urban Residential Type 1 (R1) Zone requires a minimum lot size of 460 sq. m. and a front and rear yard of 7.5 m. Through the proposed zoning the severed lands will be rezoned to the Special Urban Type 1 (R1-x Zone) to recognize a reduced lot size and reduced front and rear yard that would be consistent with the neighbouring dwellings. The proposal looks to reduce the front yard setback from 7.5 m to 2 m and the rear yard setback from 7.5 m to 6 m. The proposed retained lands will remain the Urban Residential Type 1 (R1) Zone.

## **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,

Brendan O'Connor RPP

