

THE CORPORATION OF THE COUNTY OF

PRINCE EDWARD BY-LAW NO. _____

Being a By-law to adopt an Amendment to the Official Plan of the Corporation of the County of Prince Edward.

WHEREAS AMENDMENT NO. 80 to the Official Plan of the County of Prince Edward has been considered and recommended for adoption by the County of Prince Edward Planning Public Council;

AND WHEREAS a Public Meeting on the proposed amendment has been held pursuant to the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

NOW THEREFORE the Council of the Corporation of the County of Prince Edward in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

1. **THAT AMENDMENT NO. 80** to the Official Plan of the County of Prince Edward, consisting of the attached explanatory text and Schedule '1' is hereby adopted.
2. **THAT AMENDMENT NO. 80** to the Official Plan of the County of Prince Edward Planning Area is exempt from the approval of the Minister of Municipal Affairs and Housing pursuant to Section 17(19) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, and Ontario Regulation 525/97, amended to O. Reg. 45/01.
3. **THAT AMENDMENT NO. 80** will become final and take effect on the day after the last day for filing of appeals has passed provided that no appeals are received in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.
4. **THIS BY-LAW** shall come into force and take effect on the day of final passing thereof.

THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED THIS _____ DAY OF _____, 2022

Municipal Clerk

Steve Ferguson, Mayor

AMENDMENT NO. 80

OFFICIAL PLAN

Redtail East Hotel and Nordic Spa OPA No. 80

for the
Municipality of the
County of Prince Edward

Month-Day, 2022

**AMENDMENT NO. 80 TO THE
OFFICIAL PLAN
OF THE
COUNTY OF PRINCE EDWARD**

The attached explanatory text, constituting Amendment No. 80 to the Official Plan of the County of Prince Edward, was prepared by the Council of the Corporation of the County of Prince Edward under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the County of Prince Edward by By-law No. ____ in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the ____ day of _____ 2022.

Amendment No. 80 is exempt from further approval by the Minister of Municipal Affairs and Housing pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulation 525/97, amended to O. Reg. 45/01. The decision of the Council of the Corporation of the County of Prince Edward is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No. 71 within the time allowed for appeal, in accordance with the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13.

Municipal Clerk

Steve Ferguson, Mayor

**AMENDMENT NO. 80
TO THE OFFICIAL PLAN
OF THE COUNTY OF PRINCE EDWARD**

1. TITLE:

The following text constitutes Amendment No. 80 to the Official Plan of the Corporation of the County of Prince Edward. The Minister of Municipal Affairs and Housing approved the Official Plan on _____, 2022.

2. PURPOSE AND EFFECT OF THE APPLICATION:

The **PURPOSE** of Amendment No. 80 is to:

- Amend Schedule E of the Land Use Designations from 'Rural' to 'Rural with Special Provisions 6.5.X'.
- Amend Schedule E of the Land Use Designations from 'Rural' to 'Environmental Protection'.

The **EFFECT** of the amendment will be to:

- Facilitate the development of a Hotel and Health and Leisure Spa in association with the Redtail East Estate Winery in Hillier Ward.

3. LOCATION OF THE AFFECTED LANDS:

The lands are located on the east side of Loyalist Parkway, south of Consecon at the intersection of Partridge Hollow Road in Hillier Ward.

4. LEGAL DESCRIPTION

The legal description of the lands is as follows:

- Concession 3 (former Township of Hillier), Part of Lot 30; being Part 1, 47R-2107; Part 1, 47R-3032 except Part 1 of Plan 47R-7047; now in the Municipality of the County of Prince Edward.

Municipal Address:

- Loyalist Parkway

5. BASIS OF THE AMENDMENT:

a) EXISTING USES:

Vacant/Agricultural Lands associated with the Redtail East Estate Winery

b) PROPOSED USES:

Hotel with restaurant and meeting/event space, and associated Health and Leisure Spa, and outdoor recreation areas.

c) DESIGNATION AND ZONING:

(i) Official Plan Designation

The subject lands are presently designated 'Rural' and 'Environmental Protection' on Schedule 'E', Land Use Designations of the County Official Plan.

(ii) Zoning

- Rural (RU2) Zone
- Environmental Protection (EP) Zone

d) SURROUNDING LAND USES:

- Lands are agricultural to the east
- Lands to the south-east consist of one parcel with residential dwelling (19314 Loyalist Parkway) and barn
- Lands consist of two parcels with residential dwellings (19656 and 19624 Loyalist Parkway) to the north
- Lands are predominately agricultural with one dwelling fronting onto the Loyalist Parkway to the west

e) AGENCY AND PUBLIC COMMENTS:

- Engineering, Development, and Works report dated XX, 2022 is provided as **Attachment "XX"** to this amendment.
- A Public Meeting on the proposed Official Plan Amendment (OPA No. 80) was conducted by the County's Planning Public Council on XX, 2022. A complete list of all correspondence received on the Official Plan Amendment is provided as **Attachment "XX"** to this amendment.
- In consideration of OPA No. 80, the County of Prince Edward gave due regard to all comments received prior to and during the Public Meeting, the purpose and intent of the Official Plan and matters of Provincial interest. At its meeting of _____, the County Council _____ a motion recommending adoption of proposed OPA No. 80 by County Council.

f) CONFORMITY TO POLICIES OF THE PROVINCIAL POLICY STATEMENT:

- Is consistent with the policies of the Provincial Policy Statement, as per the submitted Planning Justification Report dated July 2019.

g) CONFORMITY TO POLICIES OF THE COUNTY OFFICIAL PLAN:

- Conforms to the policies of the County Official Plan and Secondary Plan, as per the submitted Planning Justification Report dated July 2019.

6. DETAILS OF THE AMENDMENT:

- a) Schedule 'E', Land Use Designation Map of the County of Prince Edward is hereby amended by changing the portion of the lands currently designated as 'Rural' to 'Special Rural Section 6.5.X' and 'Environmental Protection' as illustrated on Schedule '1' to this Amendment.

6.5.X Part of Lot 30, Concession 3 County Road No. 33 in the Ward of Hillier (Redtail East Hotel and Nordic Spa)

The special provisions to be considered in the development and zoning of the "Special Rural" area located on approximately 15.1 hectares of land constituting 'Part of Lot 30, Concession 3 County Road No. 33 Ward of Hillier' as follows:

- a) In addition to the uses listed in Part IV, Section 6.2.1 the following uses shall be permitted:
- (i) An Estate Winery and associate restaurant, and administrative/support areas
 - (ii) A Banquet/Reception Facility, inclusive of meeting rooms
 - (iii) A Nordic inspired health and leisure spa, which may include indoor and/or outdoor swimming pools, massage facilities, indoor and/or outdoor jacuzzi/hot tubs, saunas, activity rooms, and recreation areas
 - (iv) A Hotel
- b) Through the implementing zoning by-law for the subject lands, a special tourist commercial zone will be utilized, consisting of the following types of site-specific zone provisions:
- (i) Allowing land uses consistent with those specifically listed in Part IV, Section 6.5.X(a) above
 - (ii) The maximum number of overnight guest hotel accommodation units
 - (iii) Minimum building setbacks
 - (iv) Maximum floor area and building height for each of the contemplated uses

7. IMPLEMENTATION AND INTERPRETATION:

The provisions of the County Official Plan, as amended from time to time, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment.

APPENDICES & ATTACHMENTS

The following appendices and attachments are not intended to form part of Amendment No. 80 but are included only for the purposes of providing information in support of this Amendment.

APPENDIX I

STATEMENT CERTIFYING THE REQUIREMENTS OF SECTIONS 17(15), 17(17) AND 17(23) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P. 13 HAVE BEEN COMPLIED.

It is hereby certified that the requirements for the giving of Notice and the holding of at least one (1) Public Meeting, as required by Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, have been complied with.

Municipal Clerk

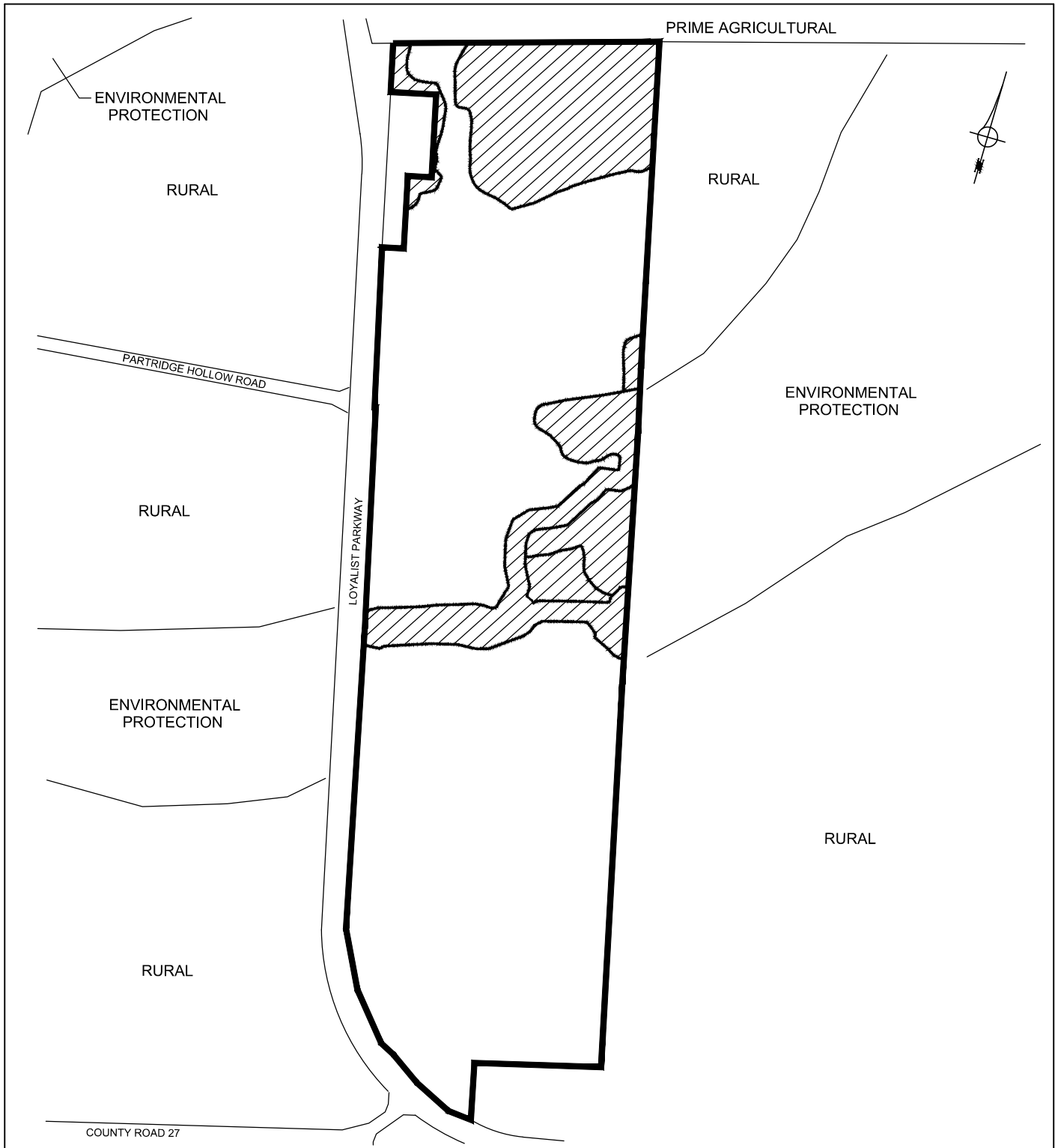
APPENDIX II

DECLARATION UNDER SECTION 17(28) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P. 13.

I, XX, Municipal for the Corporation of the County of Prince Edward hereby declare that Notice of adoption of Official Plan Amendment No. 80 by County Council on the day of _____, 2022 was given as required by Section 17(23) of the Planning Act, R.S.O. 1990, Chapter P. 13. I also declare that the twenty (20) day appeal period expired on the _____ day of _____, 2022 and to this date no notice of appeal under Section 17(24) of the Planning Act, R.S.O. 1990, Chapter P. 13 has been filed with any person in the Office of the Clerk of the County of Prince Edward.

Dated this _____ day of _____, 2022

Municipal Clerk



LEGEND:

 LANDS TO BE DESIGNATED FROM "RURAL" TO "RURAL WITH SPECIAL PROVISIONS"

 LANDS TO BE DESIGNATED FROM "RURAL" TO "ENVIRONMENTAL PROTECTION"

LOCATION

PART OF LOT 30, CONCESSION 3.
 (FORMER TOWNSHIP OF HILLIER)
 THE MUNICIPALITY OF THE
 COUNTY OF PRINCE EDWARD

**OFFICIAL PLAN AMENDMENT 80
 TO THE OFFICIAL PLAN
 SCHEDULE '1'**

Scale:  Date: February 10, 2022