

# **AMENDMENT NO. XX**

## **OFFICIAL PLAN**

**Cork and Vine Development- Phases 2A-4A**

**(Lanarose Developments Ltd.)**

**OPA No. XX**

**for the Municipality of the  
County of Prince Edward**

October 2022

**AMENDMENT No. XX TO THE OFFICIAL PLAN  
OF THE COUNTY OF PRINCE EDWARD**

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The attached explanatory text, constituting Amendment No. XX 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. XX 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. XX 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.

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Catalina Blumenberg, Clerk

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Steve Ferguson, Mayor

**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.**

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**WHEREAS AMENDMENT No. XX** to the Official Plan of the County of Prince Edward has been considered and recommended for adoption by the County of Prince Edward Planning Committee;

**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 Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

1. **THAT AMENDMENT No. XX** 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. XX** 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. XX** 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 the final passing thereof.

**THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME, AND  
FINALLY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020**

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Catalina Blumenberg, Clerk

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Steve Ferguson, Mayor

## **AMENDMENT NO. XX**

### **To THE OFFICIAL PLAN**

OF THE COUNTY OF PRINCE EDWARD

**1. TITLE:**

The following text constitutes Amendment No. XX to the Official Plan of the Corporation of the County of Prince Edward. The Official Plan was approved by the Minister of Municipal Affairs and Housing on 23 January 1998 and 23 December 1998.

**2. PURPOSE AND EFFECT OF THE APPLICATION:**

The **PURPOSE** of Amendment No. XX is to;

- Change the designation of the subject lands, within the Village of Wellington Secondary Plan, from Neighbourhood Development Area of Schedule A- Land Use Designation, Open Space of Schedule C-1- Policy Area 1 to permit a residential community including single detached dwellings, linked dwellings, townhouse units, secondary suites, apartment units, commercial use, hotel and parks, and open space areas.

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

- Allow the built-up area of the Village of Wellington to grow north of the Millennium Trail, on the west side of Belleville Street, into an area designated by the Wellington Secondary Plan as Neighbourhood Development Area on Schedule A, and Open Space and Village Residential on Schedule C-1.

**3. LOCATION OF THE AFFECTED LANDS:**

The land proposed to be developed is located in the northwest sector of the Village of Wellington. The subject lands are comprised of a combined area of total 89.467 hectares and a combined frontage of approximately 1331.48 metres along Belleville Street, 580.41 metres frontage along Millenium Trail west side of Belleville Street, and 188.20 metres along Millenium Trail east side of Belleville Street. The property is irregular in shape. The subject lands are currently vacant.

**4. LEGAL DESCRIPTION**

The legal description of the lands is as follows:

LOT 191 AND PARTS OF LOTS 10, 195, 196, 196B, 188, 197  
REGISTERED PLAN NO. 8  
(VILLAGE OF WELLINGTON)  
MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD

5. **BASIS OF THE AMENDMENT:**

A. **EXISTING USES**

The subject property is flat and devoid of any significant vegetation.

B. **PROPOSED USES:**

The proposal contemplates the development of approximately 164.79 acres for residential uses with commercial components and 56.28 acres of recreational uses that will serve as a natural extension of the existing Village.

C. **OFFICIAL PLAN DESIGNATION:**

The subject lands are presently designated as "Urban Centre" on Schedule "E", "Land Use Designations" of the County Official Plan, which was further amended by OPA 40. OPA 40 redesignates the subject property to Low, Medium, High-density Residential and Open Space. The Secondary Plan designates the subject lands as "Neighborhood Development Area" on Schedule A, and "Village Residential and Open Space" on Schedule C-1.

D. **SURROUNDING LAND USES:**

- The surrounding lands on the north and west and east sides are predominantly agricultural.
- Millennium Trail abuts the southern portion of the site, providing connections to as far as Trenton and Picton. Further to the south of the property is a residential subdivision.

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. XX) 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. XX, 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 the adoption of proposed OPA No. XX 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 October, 2022.

**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 October, 2022.

**E. DETAILS OF THE AMENDMENT:**

- a) Schedule 'A, Land Use Map of the Wellington Urban Centre Secondary Plan and Schedule 'C-1' Policy Area 1 Country Club Estates of Wellington are hereby amended by redesignating the portion of the lands as shown on attached Schedule 1.
- b) Section 2.4.1 'Village Residential Area' is hereby amended to permit this designation on the subject property on the north side of the north of Millennium Trail.
- c) Section 2.5.1 'Village Core Area' is hereby amended to permit this designation along Belleville Street from Millennium on the south side and Gilead Road on the north side.
- d) "Park and Open Space" designation, mentioned in Policy 2.20.1 of the Wellington Urban Centre is hereby amended to permit golf course and associated clubhouse; hotels; outdoor amenities; and stormwater management facilities designed to serve the project area.

**6. IMPLEMENTATION AND INTERPRETATION**

- i. The Village of Wellington Secondary Plan, Schedule "A"– Secondary Plan Land Use Map and Schedule "C-1"– Secondary Plan Country Club Policy Area 1 Map are hereby further amended by redesignating the subject lands to 'Village Core Area', and 'Village Residential', and 'Park and Open Space'.

# Wellington Urban Centre

WELLINGTON

## OFFICIAL PLAN AMENDMENT SCHEDULE 1

### Legend

-  Planning Area Boundary
-  Village Residential Area
-  Neighbourhood Development Area
-  Village Core Area
-  Village Corridor Area
-  Employment Area
-  Park and Open Space Area
-  Environmental Protection Area
-  Waste Management Area
-  Policy Area Boundary
-  Lands Subject to This Amendment

### Site Description:

Phase 2A, 3A East, 3A South and 4A  
Cork and Vine Community  
Lot 191 and Parts of Lots 10, 188, 195,  
196, 196B, and 197  
Registered Plan No. 8  
(Village of Wellington)  
The County of Prince Edward

