

PLANNING LETTER

WEST MEADOWS SUBDIVISION, PRINCE EDWARD COUNTY

July 10, 2023

Mr. Matthew Coffey, MCIP, RPP
Approvals Coordinator
Prince Edward County, Ontario
mcoffey@pecounty.on.ca

**RE: West Meadows Plan of Subdivision
Planning Letter – Technical Official Plan Amendment Application for West Meadows Phase 5**

Dear Mr. Coffey,

Fotenn Planning + Design has been retained by 10839353 Canada Ltd. (c/o David Cleave) to prepare this Planning Letter in support of a technical Official Plan Amendment application for Phase 5 of the West Meadows Subdivision (file 13T-22-502) in Prince Edward County (the County). The purpose of the application is to amend Schedule F: Secondary Plan Service Areas Map of the Picton Urban Centre Secondary Plan to reflect the existing servicing capacity available on the subject site.

The provisionally approved residential Draft Plan of Subdivision conforms with the policies of the Official Plan and the lands are suitably designated to permit the proposed development; however, the Secondary Plan Service Areas Map (Schedule F) has not been updated to reflect servicing expansion to the subject site. As a result, an application and this supporting letter have been submitted to the County requesting an amendment to Schedule F to bring the subject lands into Service Area 1.

Background and Application Justification

Through the plan of subdivision and zoning by-law amendment application process the subject lands have been deemed appropriate by the County to accommodate the residential subdivision. Through these planning processes the plan of subdivision was deemed to be consistent with the PPS and conform to the policies of the official plan. As a result, this supporting letter has been prepared to address the relief requested through the official plan amendment application only.

Purpose of Application

The owner is seeking to redesignate the subject lands on Schedule F: Secondary Plan Service Areas Map of the Picton Urban Centre Secondary Plan from Service Area 3 to Service Area 1.

Policy and Regulatory Framework

Prince Edward County Official Plan

Prince Edward County's Official Plan provides guidance for land use and development within the County and provides detailed policies within Secondary Plans for urban centres. The policies of Secondary Plans are to be read in conjunction with the Official Plan, and in the event of conflicts the policies of the Official Plan are to prevail. The subject lands are located within the urban centre of Picton, and policies provided within the Secondary Plan apply.

The subject lands were considered through the provisionally approved plan of subdivision application, and it was determined that the proposed development maintained the general intent and purpose of the official plan.

Section 5.2.2 of the Official Plan outlines considerations in the case of amendments to the Plan. The following policy directs this technical amendment application:

5.2.2.4) *Where the general intent of the Plan is maintained, minor adjustments to numerical standards contained in the policies of this Plan and map schedule of this Plan will not necessitate an Amendment to this Plan.*

The proposal seeks to amend the Service Areas Map on Schedule F of the Picton Urban Centre Secondary Plan. The proposed amendment represents a minor adjustment to Schedule F to bring the subject lands into Service Area 1.

Picton Urban Centre Secondary Plan


The subject lands are located within the Town Residential Area and Town Corridor Areas of the Picton Urban Centre Secondary Plan (secondary plan). Section 2.4 provides guiding principles for the Town Residential Area which include supporting a diverse range of housing and densities and encouraging development which effectively utilizes municipal infrastructure. The relief sought through the application will help to achieve a range of housing and densities within the plan of subdivision, and encourages efficient use of land, resources, and infrastructure.

Section 3.2.1 of the Secondary Plan provides service area policies, including providing the identifying characteristics of the three service areas. Service Area 1 is identified as permitting development to proceed on full municipal water and sewer services. Municipal infrastructure updates have resulted in the expansion of municipal water and sewer services adjacent to the subject lands; therefore the lands qualify within the Service Area 1 designation. This proposal seeks to amend Schedule F: Secondary Plan Service Areas Map to bring the subject lands to Service Area 1.

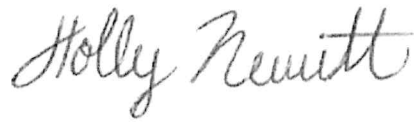
Conclusion

It is our opinion that the proposed official plan amendment maintains the general intent and purpose of the Official Plan and Secondary Plan. The proposed minor amendment to Schedule F of the Picton-Hallowell Secondary Plan to bring the lands which recently received provisional approval for a Draft Plan of Subdivision into Service Area 1 are appropriate as a technical amendment. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned at 613.542.5454 x 234 or nanton@fotenn.com.

Respectfully submitted,



David Nanton, MCIP, RPP
Senior Planner
Fotenn Planning + Design



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