

NOTICE OF PUBLIC INFORMATION MEETING Base31 Development (OPA-04-23)

Wednesday, October 25, 2023, 7 pm
Prince Edward Community Centre, 375 Picton Main Street
Rotary Club of Picton Hall

The County of Prince Edward has received an application for an Official Plan amendment for the Base31 development in Picton. The planning application file number is OPA-04-23.

The subject lands are located in the south-east corner of Picton. They are bordered to the west by a steep escarpment leading to Marsh Creek, to the north by the communities known as Picton Heights and the Macaulay Mountain Conservation Area, to the east by Clarke Road, and to the south by a wooded slope that leads to County Rd.10.

The purpose of this application is to:

- Amend all schedules and maps of the Official Plan and Secondary Plan to support the proposed development
- Amend Schedule E of the Official Plan to remove the airport symbol and reflect the proposed road network of the lands
- Amend Schedule F of the Secondary Plan Service Areas Map of the Picton Urban Centre Secondary Plan within the Secondary Plan to redesignate the entire site as "Service Area 1" from "Service Area 3"
- Amend section 2.5 Mixed Use Areas of the Picton Urban Centre Secondary Plan to:
 - Amend the preamble language that describes the Mixed Use Areas to include the site
 - Add an additional Mixed Use Area category as 2.5.4 Base31 Development Area

The effect of the amendment will be to facilitate the development of a 304 hectare (750 acre) parcel of land for a destination arts and cultural commercial hub within the Revitalization District, an interconnected open space network, and a range of residential, non-residential, and cultural opportunities on full municipal services within the Picton-Hallowell Urban Area.

In addition to this application, this public meeting will also address a request by Council to the Minister of Municipal Affairs & Housing to approve Base31 under the Community Infrastructure and Housing Accelerator (CIHA) program.

This public meeting is an information and consultation meeting. Public information meetings are held as part of the updated planning application process approved in 2021. After an introduction by County staff, the applicant will present the proposal. If any member of the public would like to ask questions or make comments, they will be able to do so after the presentation.

The statutory public meeting required under the provincial *Planning Act* will be held at a County Planning & Development Committee meeting, but only after the public consultation meeting, and once the assigned County planner has completed an analysis of the proposal and public comments.

Materials for this application can be viewed on The County's website at the following link: <https://www.thecounty.ca/opa-04-23-base-31/>. The doors to Rotary Club of Picton Hall will open at 6:30 pm on October 25 to allow the public to view the presentation materials.

For further information, please contact Michael Michaud, Manager of Planning, at 613.476.2148 ext. 2025 or mmichaud@pecounty.on.ca.
Mailing address: 332 Picton Main Street, Picton, ON, K0K 2T0



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