



From the Office of the Mayor
The Corporation of the County of Prince Edward
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Sent by Email: Paul.Calandra@pc.ola.org

November 27, 2023

The Honourable Paul Calandra
Minister, Ministry of Municipal Affairs and Housing
777 Bay Street
17th floor
Toronto, ON M7A 2J3

Dear Minister Calandra:

Re: Request by Prince Edward County for a Community Infrastructure and Housing
Accelerator Order for Base 31, Picton, Ontario

The Municipality of Prince Edward County in association with the landowner, PEC Community Partners Inc., requests that you to make an order under Section 34(1).25 of the Planning Act for a Community Infrastructure and Housing Accelerator Order (CIHA) for Base 31 in Picton, Ontario.

The site is currently within the Picton Urban Area, and has been designated for development since 2015 subject to the completion of more detailed planning which is currently in progress through an application to amend the Picton Urban Centre Secondary Plan.

Details of the request are as follows:

- The subject property is shown on Attachment 1.
- The order, if granted, would provide relief from the County's Zoning By-law and part lot control provisions, subject to the replacement requirements of the CIHA Order.
- This request was passed by Planning and Development Committee on September 20, 2023, and ratified by Council on September 26, 2023. A copy of Council's resolution is Attachment 2.
- County staff held a public meeting on this request and the pending Official Plan Amendment for the site on October 25, 2023. There were no substantive concerns raised with the request. There were questions about how various other approvals would apply to the balance of the site, outside of the area covered by an order, and how the potential need for remediation would be addressed.
- The applicant has had numerous consultations with local indigenous groups, and the County has circulated the details of the proposed Official Plan Amendment affecting the lands. In



particular, the applicant met with the Mohawks of the Bay of Quinte on August 16, 2023, to discuss the project.

- The County has circulated the Official Plan Amendment Application to the Mississaugas of Hiawatha First Nation, the Mississaugas of Alderville First Nation, and the Huron Wendat First Nation, and they have indicated they have no comments. The applicants had provided them with information directly. The County further circulated the OPA application documents to the Mississaugas of Curve Lake First Nation, the Mississaugas of Scugog Island First Nation, the Chippewas of Rama First Nation, the Chippewas of Georgina Island First Nation, the Chippewas of Beausoleil First Nation, and Mohawks of the Bay of Quinte. As of the date of this letter, these First Nations have not submitted comments on the OPA application.
- County staff will contact Ministry staff to provide a draft of the proposed Order provisions in the coming days, once they are in receipt of this request.

Base 31, also known as the former CFB Picton, was built in 1940 as part of the British Commonwealth Air Training Plan. For the site location please refer to Attachment 1. Since 1969, after its military use ceased, it has been used for a variety of purposes, mainly for a variety of employment activities. Many of the original military buildings still exist and they have now been repurposed for new uses. The site's owners are now in the process of compiling a long-term revitalization strategy for the site that preserves and repurposes most of the salvageable original buildings and develops the former airfields and surrounding lands for new neighbourhoods with a mix of uses.

The County and PEC Community Partners Inc. are making a CIHA request for two reasons: to address an urgent need for affordable housing, and to facilitate the Revitalization District which promotes protection of cultural heritage assets and promotes economic development.

The County adopted *Housing Plan 2023 to 2028* in June 2023. That plan identified several critical housing issues, including:

- Rapid population growth, particularly in households with families;
- Aging population with little choice in new housing as they age out of their existing single-family residences;
- A housing stock that is not keeping up with growth rates, and depleted by seasonal vacation rentals;
- Housing prices that are disproportionately higher than homes elsewhere in the broader Bay of Quinte region;
- One of the lowest vacancy rates for rental housing in the Province;
- Growing housing insecurity for low-income residents; and
- A growing waitlist for subsidized housing that is now over 1,000 people.

The [County's Housing Plan](#) shows the urgent need for affordable housing models (e.g., shared accommodation, co-housing and elder-support models), affordable rental housing, and subsidized housing in addition to publicly funded emergency housing. The plan also shows the need for 266 new studio affordable units, 200 one bedroom, 240 two-bedroom and 52 three-bedroom units.



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Should CIHA be put in place by the Minister, it would apply to approximately 88-hectare of the site (see attachment), which is comprised of a 58-hectares Revitalization Area and 30-hectare in an initial greenfield development known as Village A. The Base 31 proponents are proposing an overall affordable housing commitment that a minimum of 5% of the number of housing units will be constructed in accordance with the statements set forth in the ACP, meaning 5% will be “Affordable” in accordance with the provincial definitions (i.e., rents at 80% of average market rents). The Base 31 proponents are also proposing to build a full range of housing styles and types, designed to accommodate the provision of a wide variety of accommodation, including that considered to be affordable or attainable. The housing may be provided by the proponents, or in association with other housing providers with whom the County regularly works.

The Revitalization District supports several County strategic priorities because it conserves the salvageable buildings of historic significance on the site, celebrates the military heritage, and adapts the buildings for new uses. The adaptive re-use of many of the heritage buildings along with transformation of the landscape, and significant investments in placemaking, public art, programming, site activation and food & beverage is already making the site a destination for visitors and creating new economic activity that should continue to amplify over time. The 58-hectare Base 31 Revitalization Area will become the cultural and commercial heart of the larger development project and as such it will serve as a catalyst for the development of a four-season economy, tourism, jobs and economic development, farm-to-table partnerships, transit, recreation, education, innovation, and many other growth-related benefits.

The County and PEC Community Partners Inc. look forward to discussions with Ministry staff on this request. For further information, Ministry Staff should contact Mr. Michael Michaud, Manager of Planning, at mmichaud@pecounty.on.ca. For further information from the development proponent, Ministry Staff can contact Mr. Christopher Marchese, Development Manager, Deco Communities, at cmarchese@decocommunities.ca.

Yours sincerely,

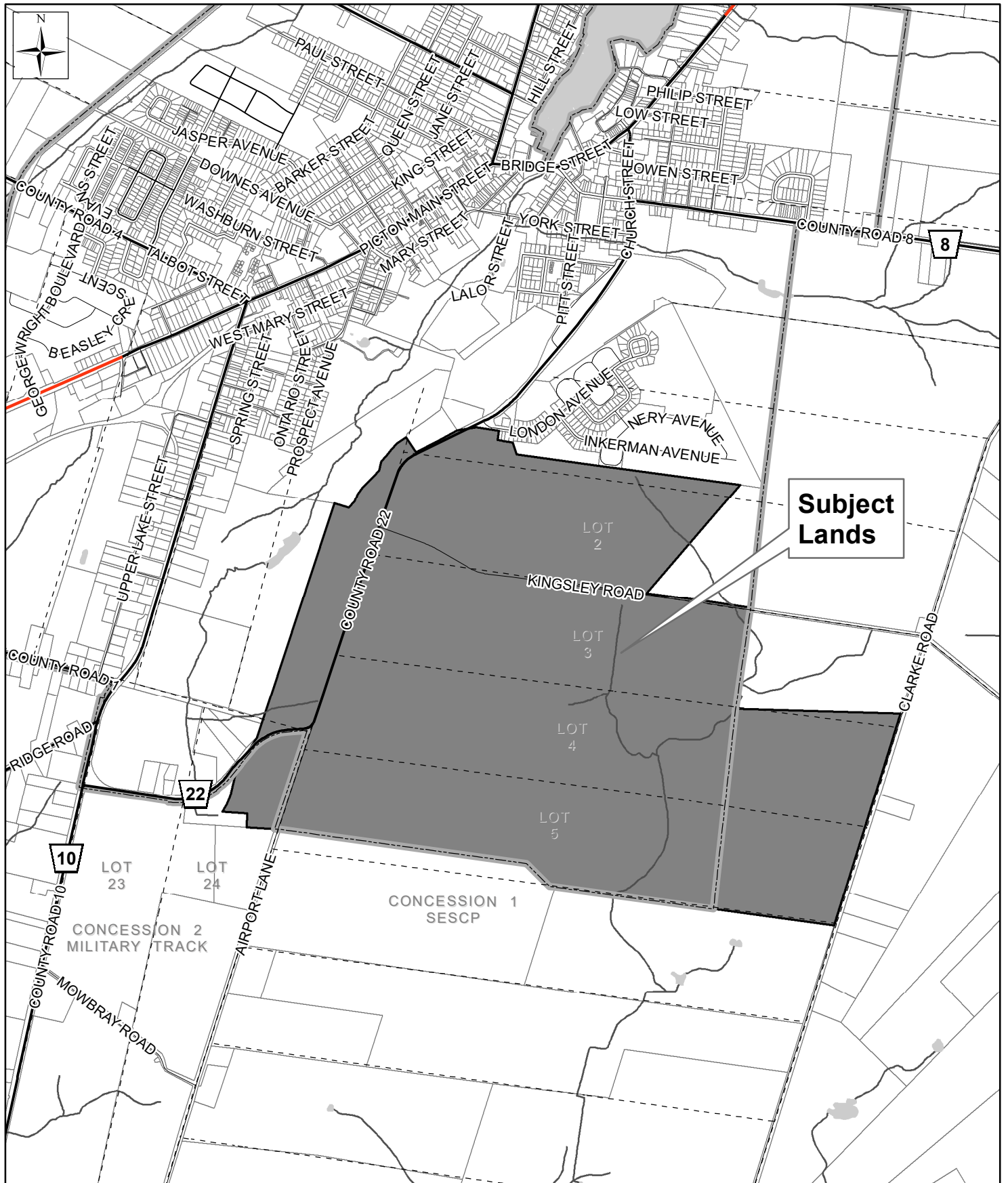
Steve Ferguson
Mayor


Attach: Location Map
Copy of Council Resolution

cc. Hon. Todd Smith, MPP, Bay of Quinte
Jen Liptrot, Regional Director, Eastern Ontario Municipal Services Office, MMAH
Marcia Wallace, CAO, Municipality of Prince Edward County

CORPORATION OF THE COUNTY OF PRINCE EDWARD URBAN BOUNDARY OF PICTON

KEY MAP: Base 31



 Subject Lands

Excerpt from

Planning & Development Committee Minutes

September 20, 2023

Adopted as circulated to Council on September 26, 2023

6.1 Update on the status of various planning activities for Base 31, Picton

Motion 2023-485

Moved by Mayor Ferguson

Seconded by Councillor Roberts

THAT Council endorse making a request to the Minister of Municipal Affairs and Housing for a Community Housing and Infrastructure Accelerator designation for a portion of the Base 31 site to accelerate the provision of affordable housing and the restoration of the heritage component of the site by exempting projects within the boundary of the designated area from Official Plan, Zoning, Site Plan, and Subdivision approvals with Part Lot Control delegated to County staff; and

THAT staff be directed to proceed working with the applicant to conduct public consultation on the Community Housing and Infrastructure Accelerator request in tandem with public consultation on an anticipated Official Plan Amendment application.

CARRIED