



6 John Street, Prince Edward County

Planning Justification Report
Zoning By-law Amendment and Draft Plan of Subdivision
December 19, 2023



Prepared for
JAMR Developments

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1.0 Introduction

1.1 Executive Summary

JAMR Developments is pursuing applications for a Plan of Subdivision and Zoning By-law Amendment to develop the site municipally known as 6 John Street in the County of Prince Edward. The site has a total site area of approximately 2,381 square metres. The intent of the proposed applications is to develop the lands with residential uses. The applicant intends to increase the quantity and mix of housing options in the County.

The subject lands are designated Urban Centre on Schedule A-2 Land Use Designations of the County of Prince Edward Official Plan and designated Town Residential Area with Environmental Protection Area on Schedule A Secondary Plan Land Use Map of the Picton-Hallowell Secondary Plan. The site is zoned Urban Residential Type One (R1) Zone in the County of Prince Edward Comprehensive Zoning By-law 1816-2006. An application for a Zoning By-law Amendment is required to permit the proposed residential development and establish appropriate performance standards. An application for Plan of Subdivision is proposed to create lots and blocks.

Supporting technical studies, including a Geotechnical Investigation and a Servicing and Stormwater Management Report, have evaluated the technical aspects of the proposed development. These studies support the proposal and describe the technical needs and requirements of the proposed development.

The purpose of this report is to assess the appropriateness of the proposed development in the context of the surrounding area and the policy and regulatory framework applicable to the subject site. It is our opinion that the proposed development is consistent with the land use policies and strategic direction for the site and that it represents an appropriate form of development.

1.2 Introduction

Fotenn Planning + Design has been retained by JAMR Developments to prepare this planning justification report in support of applications for Zoning By-law Amendment and Plan of Subdivision for the site municipally known as 6 John Street in Prince Edward County. The site has a total area of approximately 2,381 square metres. The purpose of the applications is to permit the development of a residential subdivision containing eight (8) townhouse dwelling units.

A pre-application meeting has been conducted with County staff which identified the application requirements. Additional consultation has occurred with staff at various meetings to confirm requirements.

Accordingly, the following are submitted in support of the application:

- / Concept Plan;
- / Draft Plan of Subdivision;
- / Functional Servicing Report;
- / Stormwater Management Report;
- / Geotechnical Investigation and Visual Slope Inspection;
- / Application fee(s);
- / Completed Application forms; and
- / This Planning Justification Report.

The purpose of this report is to assess the appropriateness of the proposed development and the requested amendments in the context of the surrounding community and policy and regulatory framework applicable to the property.

1.3 Development Applications

The subject lands are designated Urban Centre on Schedule A-2 Land Use Designations of the County of Prince Edward Official Plan and Town Residential Area on Schedule A Secondary Plan Land Use Map of the Picton-Hallowell Urban Centre Secondary Plan. The lands are split-zoned Urban Residential Type One (R1) Zone and a site-specific Urban Residential Type One (R1-72-H) Zone in the County of Prince Edward Comprehensive Zoning By-law 1816-2006.

A Zoning By-law Amendment is required to unify the zoning on the site, permit the proposed uses, and to establish appropriate performance standards, such as yard setbacks.

An application for Plan of Subdivision is being submitted concurrently with the application for Zoning By-law Amendment to create eight (8) individual lots and one road widening block to be conveyed to the municipality, as shown within Figure 1.

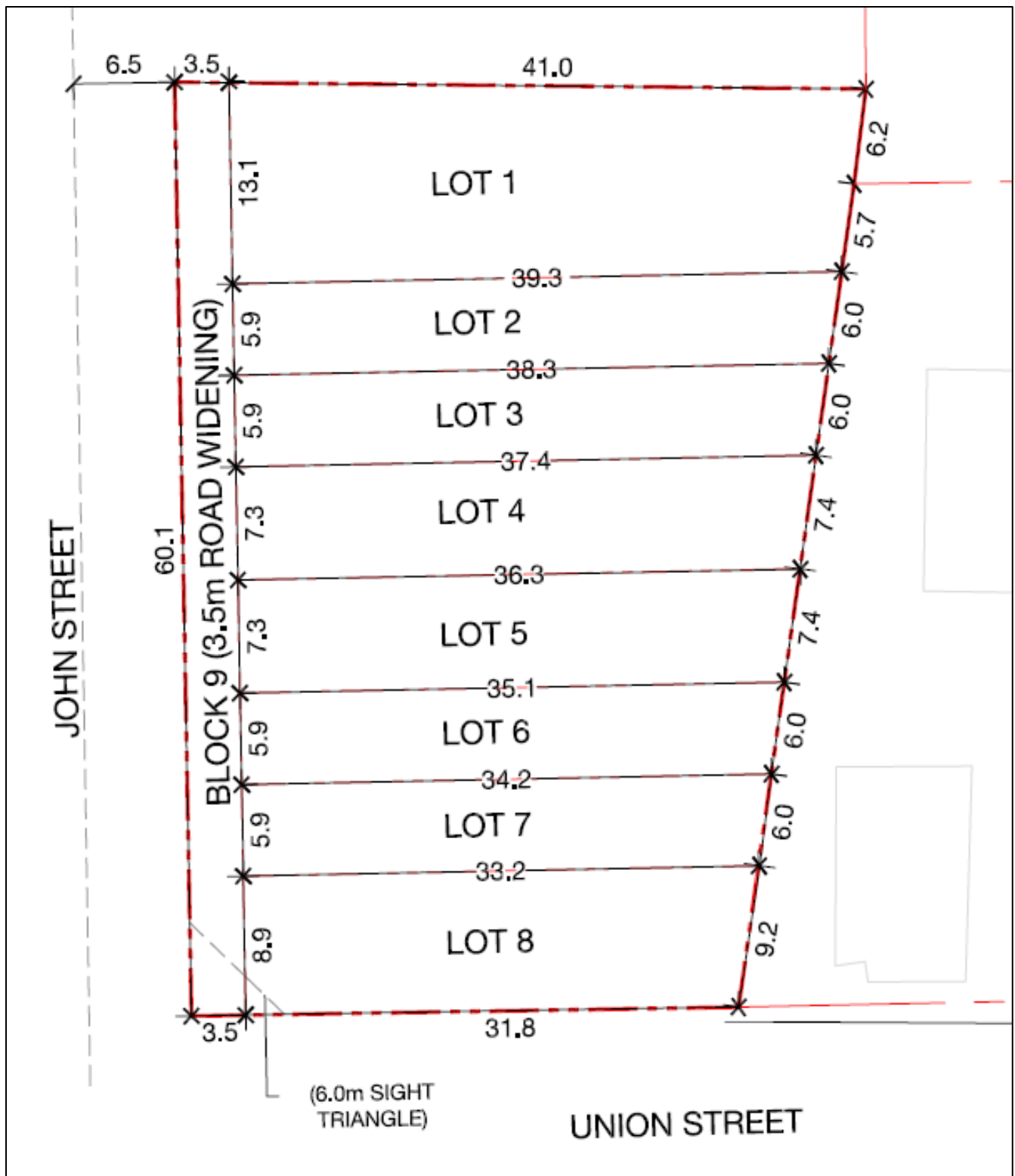


Figure 1: Draft Plan (Source: Fotenn Planning + Design)

Surrounding Area and Site Context

The subject lands are located north of County Road 8, Union Street, within the Picton settlement area. The lands represent the northeastern corner of the Union Street and John Street intersection. The site has an area of approximately 2,381 square metres with approximately 60 metres of frontage on John Street and approximately 35 metres of frontage on Union Street. The property currently contains a single detached dwelling.

The surrounding area is predominantly comprised of residential uses with limited commercial and institutional uses. North of the site are one- to two-storey single detached residential dwellings. The residential neighbourhood east of the site features a broader mix of dwelling types, including single-detached and townhouse dwellings, as well as commercial uses in the form of a home industry. Immediately south of the site, on the south side of Union Street, are residential uses in the form of single-detached dwellings. Further south is the Macaulay Heritage Park, Macaulay Mountain Conservation Area, and a public recycling centre. The downtown core of Picton is located approximately 800 metres west of the subject lands and offers commercial uses, restaurants, services, and tourism opportunities.



Figure 2: Surrounding Area Context – Aerial (Source: County of Prince Edward Maps)

North: Residential
East: Residential
South: Residential, Open Space
West: Residential

Vehicular access to the site is available directly via John Street. Sidewalks are available on the west side of John Street and the north side of Union Street, offering the opportunity to travel by active transportation to the downtown core.

Picton is currently serviced by Deseronto Transit, which offers public transit services between Picton/Bloomfield and Belleville four times a day, Monday to Friday. Prince Edward County has been granted funding to create and expand an on-demand transit network throughout Prince Edward County. While transit stops are not located adjacent to the subject site, stops are located within Picton's downtown area. Future additional transit stops will be offered in the downtown core, providing local transit connections within Picton, as well as connections between Picton, Belleville, Trenton, and Wellington.



Figure 3: Site Context – Aerial (Source: County of Prince Edward Maps)

3.0 Development Proposal

The applicant intends to develop the subject lands in a manner which contributes positively towards the vibrancy and viability of Picton. The development seeks to redevelop and intensify an existing oversized residential lot within the urban boundary of Picton. Through the design and density proposed, the development seeks to strike a balance between accommodating urban residential density while maintaining a high-quality lifestyle within the community.

The applicant is proposing to subdivide the 2,380-square metre site into eight (8) lots, to accommodate residential uses in the form of two townhouse dwellings, each with four units.

Each lot will have frontage on a local street, permitting for private driveways and individual servicing connections. Vehicular parking will be sufficiently provided on each lot in the form of one garage parking space and one driveway parking space. Amenity space and landscaped open space for each unit will be provided by front and rear yards.

The concept plan and architectural renderings, below, demonstrate the proposed built form and lot orientation.

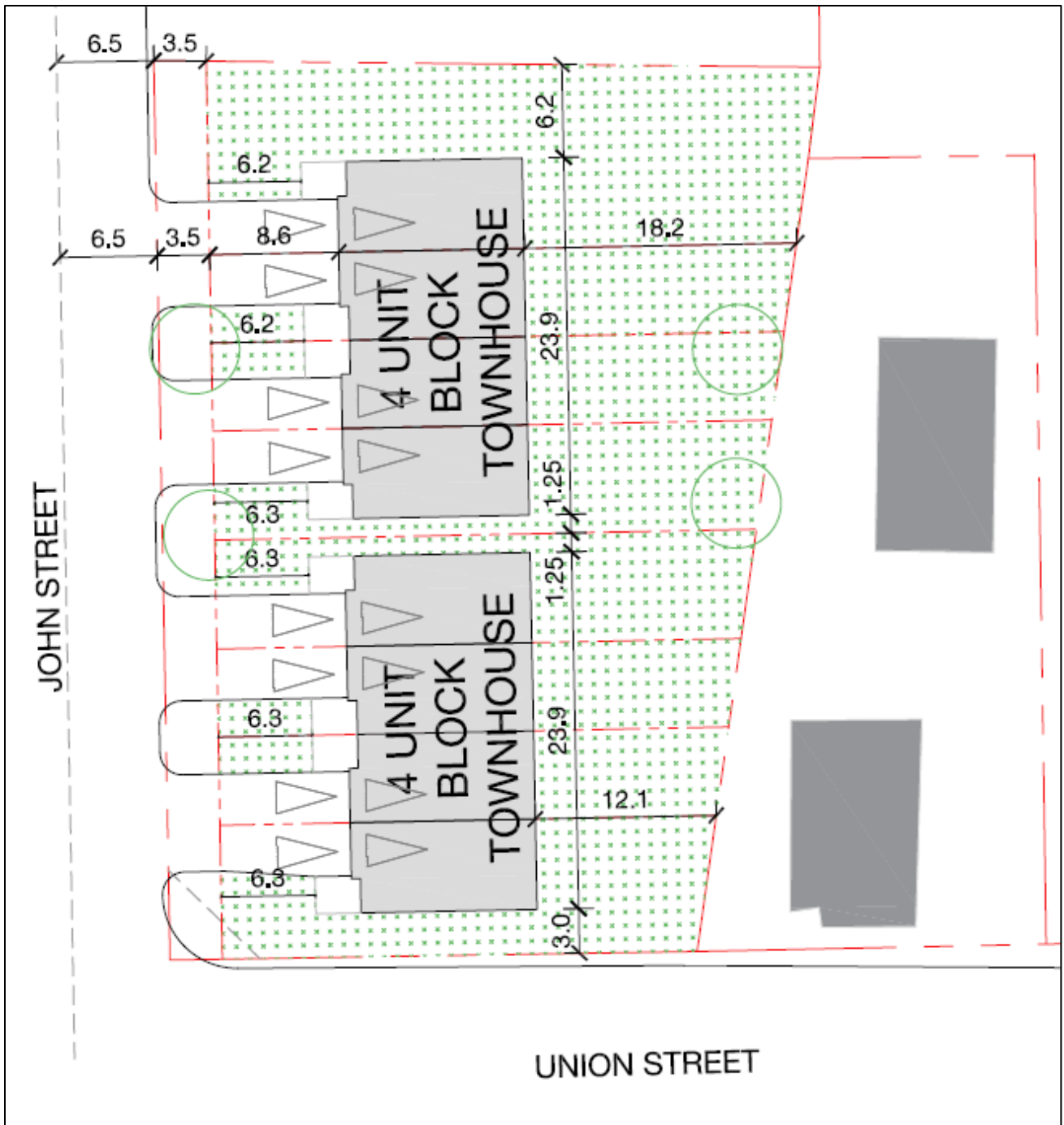


Figure 4: Concept Plan (Source: Fotenn Planning + Design)



Figure 5: Southern Rendering (Source: Insite Project Consulting Inc.)



Figure 6: Southeastern Rendering (Source: Insite Project Consulting Inc.)



Figure 7: Southwestern Rendering (Source: Insite Project Consulting Inc.)



Figure 8: Eastern Rendering (Source: Insite Project Consulting Inc.)

4.0 Supporting Studies

4.1 Geotechnical Investigation and Visual Slope Inspection

A geotechnical investigation was conducted by Pinchin Ltd., dated December 11, 2023. The purpose of the Investigation was to delineate the subsurface conditions and soil engineering characteristics by advancing a total of six (6) sampled boreholes at the site. Based on the results obtained from the geotechnical investigation, the report makes various recommendations for the proposed construction relating to site preparation, excavations and dewatering, site servicing, foundation design, and floor slabs. The report also provides recommendations for the materials and design of the proposed driveways. A visual slope condition assessment was completed, referencing the procedure outlined by the Ontario Ministry of Natural Resources (MNR), to evaluate if the existing slope will remain stable post development. The visual inspection consisted of systematically performing a criterion-based slope failure risk assessment based on visual and tactile observations of the Site conditions, surface conditions, topography, erosion, slope stability/instability signs, the performance/non-performance of existing structures, and potential impact of the proposed development. The slopes on the site were determined to have low potential for instability, therefore no further analysis is required.

4.2 Servicing Report

A Servicing Report was prepared by Insite Project Consulting Inc. in November 2023. The purpose of the Report is to demonstrate how the proposed development will be serviced, including water and sanitary connections to existing municipal infrastructure, and availability of capacity in the municipal system to accommodate the proposed development. The report notes that the site is currently serviced with municipal water, sanitary, hydro, and natural gas fronting the property, however the existing service connections will not be retained and will be abandoned at the property lines (as opposed to the mains). The report concludes that each new lot will be serviced with a water service line connecting to the existing watermain fronting the property on John Street and that domestic water demands and fire flow requirements for the proposed development system were calculated to confirm adequacy of the existing municipal system. Similarly, the new lots will be serviced by a sanitary connection and, based on the available capacity, there is no anticipated impact to the existing sanitary sewer system downstream due to the proposed development and, thus, no need for expansion or upgrades.

4.3 Stormwater Management Report

A Stormwater Management Report was prepared by Insite Project Consulting Inc. in November 2023. The report seeks to demonstrate safe conveyance of site drainage and confirm there will be no impacts to the receiving system downstream. The existing overland flow drainage patterns were assessed through review of the topographic survey and a field visit completed in September 2023. It was subsequently determined that the adjacent property to the east sheet drains through the subject property, which sheet drains onto John Street and into the existing storm sewer system. In accordance with Prince Edward County design guidelines, given the proposed development is less than one (1) hectare, development will not be subject to providing stormwater quantity, quality, and erosion controls. Based on the calculations of flows for the 5-year storm event, the existing downstream system up to the last sewer section has surplus capacity to accommodate the increased runoff coefficient of the proposed development area. The report notes that the last sewer section is overcapacity at existing conditions, based on calculations obtained from the Municipality's Master Drainage Plan.

5.0 Policy and Regulatory Framework

5.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS), which came into effect on May 1, 2020, provides high-level land use policy direction on matters of Provincial Interest as they relate to land use planning and development in Ontario municipalities. Decisions of municipal councils must be consistent with the PPS, which provides direction for issues such as the efficient use of land and infrastructure, the protection of natural and cultural heritage resources, maintaining a housing stock that appropriately addresses the demographic and economic diversity of households, supporting long-term economic prosperity, and preserving natural resources for future uses. PPS policies that are directly relevant to the proposed development are discussed below, with the policy cited in *italics*:

Section 1.0 – Building Strong and Healthy Communities

Section 1 of the PPS provides direction for the creation of strong and healthy communities. The efficient use of land is supported through sustainable development patterns which consider the needs of communities, the environment, public health and safety, and economic growth. This section will address those policies which are relevant to the proposed development.

Section 1.1.1 outlines policies that sustain healthy, liveable and safe communities:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The proposed development provides an efficient land use pattern which optimizes use of an existing underutilized parcel within the urban boundary. The proposed development will reflect and integrate a contemporary built form and efficient layout to minimize land consumption and paved surface area. The intensification of this underutilized land in Picton's urban boundary will improve the efficiency of the existing and planned infrastructure.

- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The proposed development will contribute to the mix of residential types within the neighbourhood. The development will introduce townhouse dwelling units to the site, which will provide attainable housing supply within the community. The proposed residential intensification will contribute positively towards the long-term needs of residents and the municipality.

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
There are no anticipated risks to public health and safety as a result of the proposal.

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The proposed development will not result in the expansion of the settlement area.

- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The proposed development represents appropriate infill of underutilized lands within the settlement area. Infill of underutilized lands within the settlement area mitigates the need to expand the settlement area unnecessarily, making use of existing and planned municipal infrastructure. Infill and intensification of residential uses in proximity to Picton's downtown core efficiently utilizes planned servicing infrastructure and minimizes land consumption.

- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

The proposed development will comply with the standards of the Accessibility for Ontarians with Disabilities Act (AODA). This will help to ensure that accessibility is maintained for persons with disabilities and older persons.

- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed development will utilize existing municipal services and infrastructure.

- h) *promoting development and land use patterns that conserve biodiversity; and*

The proposed subdivision provides a compact form of development that makes efficient use of land. Trees and other vegetation on the site will be maintained where possible. Where vegetation cannot be preserved, it will be replaced elsewhere through high quality landscaping and planting of native vegetation.

- i) *preparing for the regional and local impacts of a changing climate.*

The development will result in a density of 33 dwelling units per net hectare in a low-density built form. The proposed development provides a compact form that makes efficient use of land. The site is well situated to promote active transportation given its proximity to the downtown core. As a result, the proposed development seeks to appropriately develop the lands while also promoting environmental protection and reducing impermeable surfaces.

Section 1.1.3.1 requires that Settlement Areas be the focus of growth and development. The lands are located within the Municipality's urban boundary. The proposed development will result in 8 new residential units which will contribute to the vitality and development of the existing urban area. Section 1.1.3.2 of the PPS requires that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
 b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

The proposed development achieves a density of approximately 33 dwelling units per net hectare. The subject site represents an under-utilized lot within the settlement area. Redevelopment and intensification of this site will more efficiently use available land and planned infrastructure within the urban boundary.

- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 d) *prepare for the impacts of climate change;*

The design of the development emphasizes the promotion of environmental conservation and sustainable development practices through the reduction in impermeable surfaces, natural stormwater management solutions, and vegetation planned for the site.

- e) *support active transportation;*
 f) *are transit-supportive, where transit is planned, exists or may be developed; and*

The proposed development, and residential intensification of the Picton built area, will promote active transportation to the site and surrounding uses. Although there is currently relatively limited public transit service in the area, the proposed development will increase potential ridership numbers in proximity to the downtown area, supporting the potential for efficient transit services offered by Prince Edward County.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The provisions of Section 1.1.3.3 are discussed below.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building

stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The town of Picton is the main urban settlement area within Prince Edward County. The Picton Urban Centre is comprised of a concentration of the major residential, commercial, industrial, institutional, and recreational uses in the County. The extent of the urban settlement area is shown on Appendix A Map 14 of the Prince Edward County Official Plan. The relevant policies of the Official Plan and Secondary Plan are discussed later in this report. The proposed development will result in eight (8) residential dwelling units. The proposed development represents an intensification of generally under-utilized lands within the urban settlement area.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The proposed development represents the intensification of under-utilized lands. The design of the development will allow for increased residential density in a compact form which is sensitive to the surrounding residential neighbourhood. Active and healthy lifestyles will be promoted by the presence of neighbourhood commercial uses within walking and cycling distance of residential dwellings. There are no anticipated risks to public health or safety as a result of the proposed development.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed development represents appropriate intensification of an existing residential parcel. The proposed townhouse dwellings will contribute to the diversity of residential dwelling types and densities available in the community. Intensification of under-utilized lands at this location will allow for a more efficient use of land within the urban boundary and of existing municipal infrastructure.

Section 1.4 of the PPS includes policies dealing with the provision and supply of housing. Section 1.4.1 and 1.4.2 deal with ensuring an adequate supply of housing is provided. Section 1.4.3 deals with the nature of housing to be provided, and states:

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

The proposed development represents intensification of an under-utilized site within the urban boundary. The development will contribute to the variety of housing typologies within the residential neighbourhood by introducing townhouse dwelling units to the site. The proposed development represents an efficient use of land within the urban boundary and introduces housing forms which can be accommodated by existing municipal infrastructure.

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

The proposed development will utilize existing and planned municipal services and infrastructure. The infill and intensification of residential uses will contribute to optimizing the efficiency of existing municipal servicing infrastructure within the urban boundary.

- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development will result in a compact built form with a density of 33 dwelling units per net hectare and represents an efficient use of under-utilized land within Picton's urban centre. The proposed development will optimize existing active transportation infrastructure in the community. Residential intensification in this area will support a potential future public transit system.

Section 1.6 of the PPS provides policy direction regarding infrastructure and public service facilities.

1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.

The design of the redevelopment promotes environmental conservation and sustainable development practices. This is done through the retention of mature vegetation where feasible, the planting of native plant species, and providing appropriate control of stormwater quality.

Section 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The proposed development is located within the settlement area and will utilize municipal sewage and water services.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The proposed development will result in compact built form with a density of 33 dwelling units per net hectare and represents an efficient use of under-utilized land within Picton's urban settlement boundary. Although there is currently no public transit service in the area, the proposed development will increase potential ridership numbers in proximity to the downtown area, supporting the potential for efficient transit services offered by Prince Edward County.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The proposed development is located within the settlement area and will utilize planned municipal sewage and water services.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The proposed development represents residential intensification within the urban boundary. Increased residential densities in this area will encourage active transportation and increase use of the existing active recreation infrastructure. Sidewalks are located along one side of John Street and Union Street and the subject site is located within walking distance of various neighbourhood commercial uses and community amenities. Higher density development in this location will encourage increased use of existing and planned public transit services, as well as active transportation facilities.

1.7.1 Long-term economic prosperity should be supported by:

- a) *promoting opportunities for economic development and community investment-readiness;*

The proposed development will result in an increase in residential uses on the site, which will positively contribute to the municipality's tax base and the long-term economic vitality of Picton.

- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*

The proposed development will contribute to the variety of housing types available in the community, offering greater housing choices for present and future residents.

- c) *optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*

The proposed development represents appropriate infill of under-utilized lands within the settlement area. Infill of under-utilized lands within the settlement area mitigates the need to expand the settlement boundary unnecessarily, making use of existing and planned municipal infrastructure. Infill and intensification of residential uses in proximity to Picton's downtown core efficiently utilizes existing servicing infrastructure and minimizes land consumption.

- d) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*

The proposed development is located off of Union Street and John Street in Prince Edward County. The development's proximity to the downtown core will increase the consumer base for the central business district, thereby enhancing the vitality of downtown Picton.

- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The proposed development represents a contemporary built form with well-designed homes that will contribute to a sense of place within the community. The proximity to downtown Picton will also foster a broader sense of community belonging for residents.

- f) *promoting the redevelopment of brownfield sites;*

The subject site represents an existing underutilized residential parcel within the urban boundary. While not a brownfield site, the proposed development represents appropriate infill of under-utilized lands within the settlement area.

- g) *providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;*

Active transportation will be encouraged in the area through residential intensification in close proximity to the downtown core. The proximity to neighbourhood commercial uses provides local amenities for residents, minimizing the length and number of vehicle trips. Although there is currently no public transit service in the area, the proposed development will increase potential ridership numbers in proximity to the downtown area, supporting the potential for efficient transit services offered by Prince Edward County.

- h) *providing opportunities for sustainable tourism development;*
 i) *sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agrifood network;*
 j) *promoting energy conservation and providing opportunities for increased energy supply;*
 k) *minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and*
 l) *encouraging efficient and coordinated communications and telecommunications infrastructure.*

These policies do not apply to the subject lands and proposed development.

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) *promote compact form and a structure of nodes and corridors;*
 b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*

- c) *focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;*
- d) *focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;*
- e) *encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) *promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) *maximize vegetation within settlement areas, where feasible.*

The proposed development represents a compact built form, with a site-wide density of 33 dwelling units per net hectare. The site is located with frontage on John Street, an existing local street. Fewer and shorter vehicle trips will be required to access basic amenities due to the proximity to downtown core, including various commercial uses and community amenities. The design of the proposed development is sensitive to constraints, such as site topography (e.g., slope). New landscaping and planting of native species of vegetation will be introduced across the site, where feasible.

Section 2.0 – Wise-Use and Management of Resources

Section 2 of the PPS gives consideration to the wise use and management of resources, which provide economic, environmental, and social benefits. This is achieved through policies which provide for the conservation of biodiversity, protection of the health of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. As there are no nearby natural or cultural heritage features in proximity to the site, no negative impacts on such resources are anticipated as a result of the development.

Section 3.0 – Protecting Public Health and Safety

Section 3 of the PPS deals with protection of public health and safety. The policies in this section direct development away from naturally-occurring and human-made hazard lands, such as floodplains, erosion-prone areas, former mining and aggregate extraction operations, and other types of contaminated areas. Given the proposed and historical use of the site, there are no human-made hazards which have been identified.

It is our professional planning opinion that the proposed development is consistent with the 2020 Provincial Policy Statement.

5.2 County of Prince Edward Official Plan

The County of Prince Edward Official Plan was adopted by Council on February 24th, 2021 and approved by the Ministry of Municipal Affairs and Housing on July 7th, 2021. The Official Plan will guide development activity and County initiatives for the next 25 years. It intends to provide strong, clear policy direction aimed at enhancing the liveability and quality of place in the County. The relevant policy considerations of the Official Plan are discussed below, with policies cited in italics.

The following sections of the Official Plan will be addressed:

- / Section 2.0 – County Context and Future Direction
- / Section 3.0 – Shaping the County
- / Section 4.0 – County Land Use Designations
- / Section 5.0 – Implementing Plan Picton-Hallowell
- / Appendix C – Design Policies

Section 2.0 – County Context and Future Direction

Section 2.0 of the Official Plan outlines the historic context and future growth projections that will help inform the vision for the County's future. It also establishes the County's vision for the future, which will provide the contextual framework for long-range planning in the County and the principles for protecting and enhancing the quality of life and quality of place that will define the County over the next 25 years. The vision will inform how the County makes decisions that will protect and enhance quality of life and place.

Section 2.3. A Vision for the Future

2.3.1 Principles

Principles express key directions for protecting and enhancing the quality of life and quality of place that define Prince Edward County over approximately the next 25 years. The following principles apply throughout the County:

- iii. The County's Urban Centres and Villages will become revitalized as complete and inclusive communities that include a diversity of housing options, commercial amenities, community facilities and services, and employment opportunities close to where people live.*

The site is designated Urban Centre on Schedule A-2 – Land Use of the Official Plan. The proposed development represents intensification of an under-utilized site within one of the County's settlement areas. The proposed development represents an efficient use of land within the urban boundary, introducing a greater mix of residential built forms which can be accommodated by existing municipal infrastructure.

Section 2.4. Growth Management

2.4.1 Approach

b) It is anticipated that growth opportunities in the County over the next 25 years will include:

- i. All types of urban development focused within the Urban Centres and Villages;*

The proposed development will result in eight (8) residential dwelling units. The proposed development represents greater diversity of housing types within the existing neighbourhood and the intensification of generally under-utilized lands within the urban settlement area.

Section 2.5 Policies

a) This Plan accommodates growth in various locations throughout the County. Notwithstanding this flexibility, the identified Urban Centres shall be the primary focus for new growth. Villages and Hamlets will also play a key role in accommodating new growth, in concert with their ability to provide context appropriate levels of infrastructure, whether municipal, communal or individual servicing systems/facilities.

b) When reviewing development proposals within the Urban and Rural Settlement Areas, the County will consider the following criteria:

- i. New development shall be compatible with the local context;*
- ii. New development shall occur in proximity to existing development and shall have a mix of uses and densities that allow for the efficient use of infrastructure service systems/facilities that are appropriate for the local context;*
- iii. The County shall ensure the orderly progression of growth within the Urban and Rural Settlement Area boundaries and shall link the approval of new development to the protection of the Natural Heritage System, the conservation of Cultural Heritage Resources and timely provision of the appropriate infrastructure systems/facilities; and,*
- iv. The scale and nature of new development applications on a property that includes or is adjacent to a natural heritage feature and area identified in this Plan or in the Zoning By-law will determine if the application will be accompanied by an Environmental Impact Study. An EIS will ensure that the natural heritage feature and area and its associated ecological functions are protected from any negative impact related to the proposed development.*

The proposed development has been thoughtfully designed to ensure compatibility with adjacent residential uses. The proposed development represents an efficient use of land within the urban boundary and residential intensification which can be accommodated by existing municipal infrastructure. The site is located along John Street, an existing local street. Fewer and shorter vehicle trips will be required to access basic amenities with the proximity of the downtown core. The design of the proposed development is also sensitive to environmental constraints, such as the existing slope.

Section 3.0 – Shaping the County – General Development Policies

Section 3.0 of the Official Plan outlines policies intended to shape the growth of the County over the next 25 years. The policies will help ensure that growth occurs in the way envisioned by the County and in a manner that contributes to the sense of place in the County. These policies are focused on environmental protection, park and trail networks, stable and diversified economy, housing, arts and culture, and cultural heritage.

Section 3.3 Livable Community

3.3.3 Housing Policies

1) The County shall promote greater housing diversity by requiring a mix of housing types, sizes and densities and encouraging a mixture of tenures an affordability which will accommodate changes in community needs over time. The Count shall promote opportunities for increased housing densities and intensification for residential development within the identified Settlement Areas.

The proposed development represents a compact built form, with a site-wide density of 33 dwelling units per net hectare. The development represents intensification of an under-utilized site within the urban boundary. The development will feature townhouse-built form to support a greater range of housing needs and contribute positively towards the long-term needs of residents and the municipality.

3) Appropriately scaled accessible housing forms shall be integrated within the identified Urban Settlement Areas where community services and amenities are easily accessible to ensure people with special needs have the best opportunity to care for themselves as much as possible in a non-institutional setting. Special needs and emergency housing shall be permitted in any designation that permits residential uses.

The proposed development will comply with the standards of the Accessibility for Ontarians with Disabilities Act (AODA). The development will integrate a range of built forms and typologies to support a range of housing needs. This will help to ensure that accessibility is maintained for persons with disabilities and older persons.

4) This Plan establishes a County-wide target for the provision of affordable housing at 25 percent of all new housing units. Further, this Plan anticipates that the target for affordable housing will be met primarily within the Urban Centres of Picton, Wellington and Rossmore, as set out within their individual Secondary Plan policies that require a minimum of 33 percent of all new housing be affordable.

The proposed development positively contributes to the range of housing choices in the community that will assist in meeting the needs of different demographic and income groups. Furthermore, the introduction of eight (8) new units on the subject lands will help increase the County's housing stock, which in turn will assist with the broader housing shortage which is contributing to housing affordability issues.

10) The County shall maintain the ability to accommodate future residential growth for a minimum of 15 years through residential intensification and the development of land designated and available for all forms of residential development, particularly within the Urban Centres of Picton, Wellington and Rossmore, where Secondary Plans have been approved.

19) The County shall review infrastructure programs so that any constraint on the supply of serviced residential land can be identified and overcome.

The proposed development represents a compact built form, with a site-wide density of 33 dwelling units per net hectare. The development represents intensification of an under-utilized site within the urban boundary. The proposed development introduces a greater mix of residential built forms which can be accommodated by existing municipal infrastructure.

Section 3.4 Infrastructure

3.4.3.1 Servicing Policies for the Picton and Wellington Urban Centres

1) Municipal sewage services and municipal water services are the preferred form of servicing for new growth opportunities within the Picton and Wellington Secondary Plan Areas. Intensification and redevelopment within Picton and Wellington shall be on municipal sewage services and municipal water services, wherever feasible.

The proposed development represents intensification of an under-utilized site within the urban boundary which can be accommodated by existing municipal infrastructure.

2) In order to promote ongoing growth within the Municipality, the existing water treatment and sanitary treatment plants and their associated distribution/collection systems serving the Urban Centres of Picton and Wellington will be maintained, upgraded and replaced when required, and on the basis of the approved capital budget program.

5) Development within the Picton and Wellington Urban Centres shall be designed and constructed in accordance with a Functional Servicing Plan or Plans, submitted at the time of application, dealing with sewage and water systems. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost-effective manner, to the satisfaction of the Municipality

The proposed development will utilize municipal services and infrastructure, as confirmed by the Servicing Report.

3.4.4 Stormwater Management Policies

1) The Municipality shall require appropriate stormwater management facilities and outlets for new developments that mitigate the impacts of stormwater quality and quantity. Stormwater Management Plans shall be required for any new major development with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Province's Stormwater Management Plan and Design Manual, or its successor.

4) An application for new development within any Urban Centre, Village or Hamlet shall be accompanied by a Stormwater Management Plan that:

- a) Evaluates stormwater management on a 'watershed' based approach;*
- b) Incorporates an integrated treatment approach to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls, LID's and conveyance techniques, such as grass swales, where appropriate;*
- c) Identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;*
- d) Evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and evaluates how such changes will be minimized;*
- e) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how this can be minimized;*
- f) Offers specific direction on how end of pipe stormwater management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified by the Municipality; and*
- g) Identifies criteria and circumstances upon which interim stormwater facilities may be considered or precluded.*

The Stormwater Management Plan found that, given the proposed development is less than one (1) hectare and in accordance with Prince Edward County design guidelines, development will not be subject to providing stormwater quantity, quality, and erosion controls.

3.4.8.4 Where Public and/or private utility infrastructure is permitted and deemed necessary by the Municipality, it shall be provided in advance of or concurrent with any new development, to the satisfaction of the Municipality.

The Servicing Report concluded that the proposed development will utilize municipal services and infrastructure.

Section 4.0 – The County Land Use Designations

Section 4.0 of the Official Plan provides policies related to the various land use designations in the County. The site is designated Urban Centre in Schedule A-2 – Land Use Designations in the County Official Plan, which falls within the Urban Centres designation of Section 4 of the Official Plan.

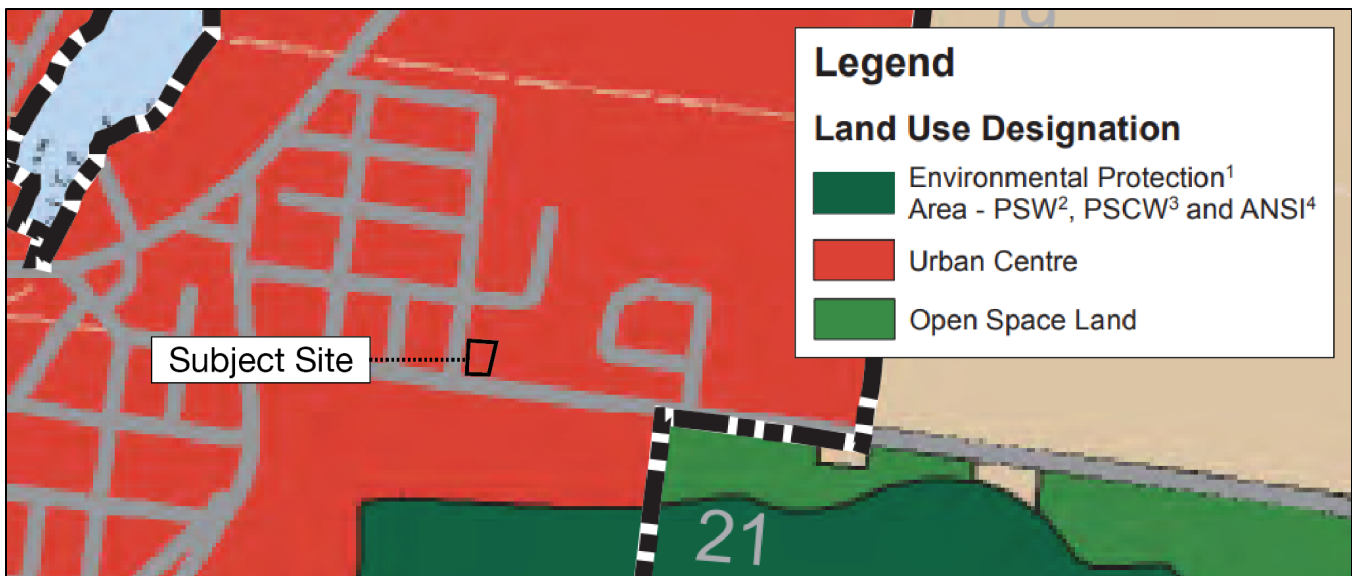


Figure 1: Schedule A-2 – Land Use (Source: County of Prince Edward Maps)

Section 4.1 Settlement Areas

- 4.1 3) *In light of the constraints on infrastructure within the Municipality, development in all Settlement Areas will be highly dependent on servicing availability, in accordance with Section 3.4 policies within the Plan.*
- 4) *The extension of municipal sewer and water services shall take place only within lands designated Urban Settlement Areas as identified on Schedule 'A': Land Use Designations. Any construction of water and sanitary service infrastructure between communities is for the strict purpose of efficient operation without the obligation to connect or approve development for use of the infrastructure. Strip development along major roadways, beyond Settlement Areas, within the County will not be supported.*

The proposed development represents appropriate infill of under-utilized lands within the urban settlement area. Infill of under-utilized lands within the urban settlement area mitigates the need to expand the settlement area unnecessarily, making use of existing and planned municipal infrastructure. Infill and intensification of residential uses in proximity to Picton's downtown core efficiently utilizes planned servicing infrastructure and minimizes land consumption. The proposed development will utilize existing municipal services and infrastructure.

Section 4.1.1 of the Official Plan outlines objectives with respect to the lands designated in Settlement Areas, including:

Objective 4 Accommodate a mixture of land uses that establish each Urban Centre as a complete community that is unique, affordable, sustainable, vibrant and healthy. Each Urban Centre will include a mix of housing types, employment areas, institutions, places to shop, schools, health care facilities, community services, community gardens and urban agriculture, and opportunities for recreation.

Objective 10 Ensure municipal infrastructures (sewer, water, stormwater and transportation facilities) is provided within each Urban Centre to sufficiently serve existing development and where appropriate, facilitate future planned growth.

The proposed development supports complete communities by contributing to the mix of housing options available within the community. The development will contribute to the optimization of municipal services and efficiently use existing municipal infrastructure. Given that the subject site is located along John Street and within the urban boundary, this location is appropriate for residential intensification.

Section 4.1.2 Urban Centres Designation

Section 4.1.2 Urban Centres Designation outlines the intent to facilitate the evolution of Picton, Wellington and Rossmore as healthy, vibrant and complete communities. A Secondary Plan, with a detailed policy framework, is in effect for the Picton Urban Centre, which will be discussed below.

The following policies are applicable to the site:

4.1.2.1 Policies

1) The County has prepared detailed Secondary Plans for the designated Urban Centres of Picton, Wellington and Rossmore. These Secondary Plans provide for more detailed planning policy guidance and are standalone documents, given force under the Planning Act.

The proposed development aligns with the Picton Urban Centre Secondary Plan as described herein.

Section 5.1 Plan Administration

Section 5.1 of the Official Plan provides implementation policies related to plan administration. More specifically, in the context of this application, Section 5.1.1 provides specific direction regarding Zoning By-laws.

5.1.1 (3) The Municipality may further refine the list of permitted and/or prohibited uses outlined within the Comprehensive Zoning By-law within the land use designations identified in this Plan based on the merits of an individual development application and with conformity with this Plan

A Zoning By-law Amendment is required to permit the proposed development, which conforms with the intentions of the Official Plan, as discussed herein.

5.1.3.1(1) Consider subdivision control as the primary means of land division in Picton-Hallowell for the purposes of creating four or more lots.

An application for plan of subdivision has been submitted with the intent to establish eight (8) residential lots. The proposed plan of subdivision conforms with the division of land policies outlined in Section 5.1.3. of the Secondary Plan.

It is our professional planning opinion that the proposed development conforms with the County of Prince Edward Official Plan.

5.3 Picton Urban Centre Secondary Plan

The Picton-Hallowell Secondary Plan was adopted by Council of the Corporation of the County of Prince Edward as part of Official Plan Amendment Number 63 on June 10, 2014. The Secondary Plan is intended to guide development for a 20-year period. The Plan outlines a vision for the long-range physical development of the Picton-Hallowell area and provides strategies and specific implementing actions to realize that vision. In relation to the proposed development, Picton-Hallowell Secondary Plan includes the following considerations (with policies cited in italics):

A Community Vision for Picton – Hallowell

Picton-Hallowell is the heart of the County. It is a community of people and places, tradition and transformation. It is a gathering place that blends its built heritage with its living heritage, friendliness, small town charm and quality of life. This community is united by the elements that comprise it – a diversity of employment, affordable housing, historical aspects of the community, walkability, vibrant downtown, natural environment, local food sources, and recreational opportunities. Picton-Hallowell's community is shaped by these elements. Looking to the future, the residents of Picton-Hallowell envision living in a community that:

- *Has developed in a healthy and controlled way that is respectful of its current character;*
- *Is sustainable;*
- *Is walkable and bikeable;*
- *Is economically viable and self-sufficient;*
- *Manages its existing resources efficiently and wisely;*
- *Is made up of healthy people and healthy neighbourhoods;*
- *Is youth friendly and welcomes youth activity;*
- *Has abundant recreational opportunities and green spaces;*
- *Has access to local food and food production;*

- *Protects and promotes its strong history, built and natural heritage;*
- *Is good for growing up and growing older;*
- *Is safe and affordable;*
- *Continues to be the centre of the County while sustaining its community spirit, values, sense of place, neighbourliness, small town charm, and quality of life;*
- *Provides a mix of housing types that integrate with existing neighbourhoods and existing architectural design;*
- *Has a thriving downtown business core with a rejuvenated Main Street and integrated design; and*
- *Is accessible.*

The proposed development is consistent with the Community Vision for Picton-Hallowell, in that it encompasses many of the qualities that are outlined above. The proposed development has been designed and planned to incorporate the principles of sustainable development through the use of strategic dense built form. The proposed development seeks to complement the surrounding residential uses while also incorporating new residential built forms.

The subject site is located within the Picton Urban Centre and represents an ideal opportunity to promote active transportation. Greater residential density in proximity to small-scale commercial uses, connected by existing sidewalks, will encourage healthy lifestyles and promote active transportation for residents and the public.

The proposed development will utilize planned municipal water and sewer servicing. The site will minimize hard surfaces and optimize green space, which will contribute positively to the health of the surrounding environment by allowing stormwater to infiltrate into the soil. Permeability across the site will mitigate the effects of stormwater runoff, reducing potential negative impacts resulting from the proposed development.

The proposed development will contribute greater housing variety within an existing residential neighbourhood. As such, the development can accommodate a mix of people with varying needs, budgets, and lifestyles. By contributing eight (8) new residential units within the urban center, the proposed development will help promote and support a thriving neighbourhood through residential intensification.

Section 2 Land Use

The subject site is designated Town Residential Area on Schedule A – Picton Land Use Map of the Picton Urban Centre Secondary Plan.

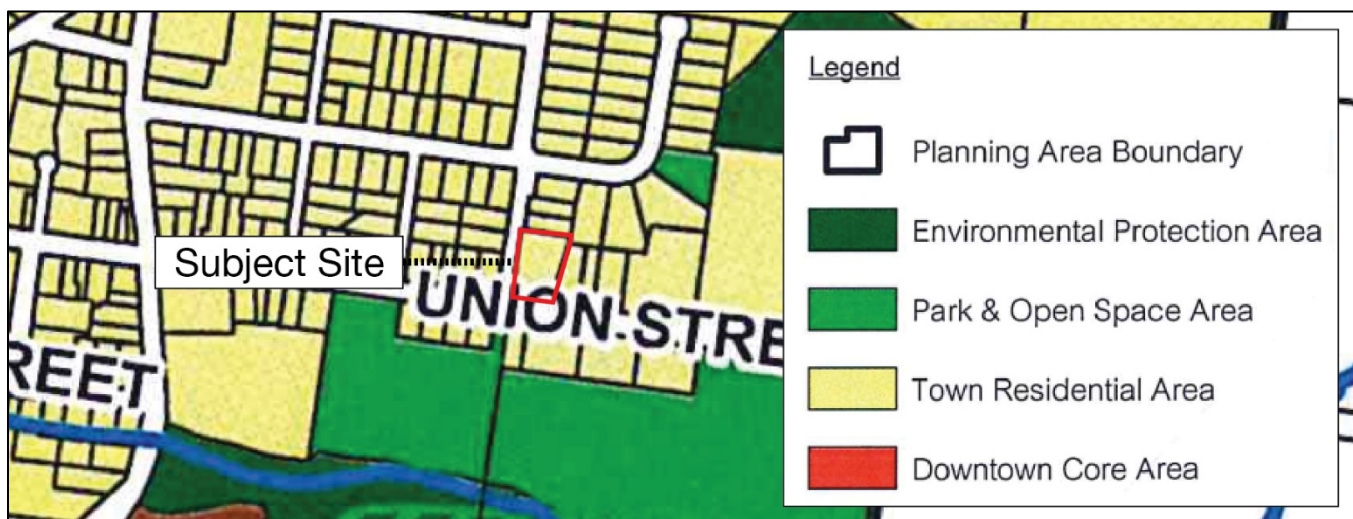


Figure 2: Schedule A – Secondary Plan Land Use Map (Source: County of Prince Edward Maps)

Section 2.4 of the Secondary Plan identifies the Town Residential Area as a land use area to manage growth in the residential neighbourhoods of Picton-Hallowell with policies intended to maintain and enhance the already established

neighbourhoods of the community by encouraging compatible infill development and the extension of existing neighbourhoods into surrounding undeveloped areas. Guiding Policies for Town Residential Areas are as follows:

1. *Support a diverse range of housing types at a range of residential densities that meet the existing and future needs of the community.*

The proposed development will result in eight (8) residential dwelling units on the project lands. The proposed development will positively contribute to the range of housing types available in the community. The proposal represents intensification of a generally under-utilized residential parcel within the urban settlement area. The area consists of predominantly detached dwellings therefore the proposed development will complement and increase the housing stock of the neighbourhood.

2. *Encourage the creation of complete neighbourhoods that meet the everyday needs of residents and make the most of existing municipal infrastructure.*

The proposed development supports complete communities by contributing to the mix of housing options within a neighbourhood that offers a mix of land uses with neighbourhood commercial serving the immediate needs of local residents. The development will efficiently use existing municipal infrastructure.

3. *Support the intensification of existing neighbourhoods by encouraging compatible infill development and the extension of these neighbourhoods into surrounding undeveloped areas within the Urban Centre.*

The proposed development represents appropriate infill of under-utilized lands within the settlement area. The increased population density from the proposed development will result in more efficient infrastructure expansion and usage.

Section 2.4.2 provides policy direction regarding the extension of existing neighbourhoods.

1. *Ensure the new neighbourhood development on greenfield lands occur as an extension of the surrounding existing town fabric and blends the built form and character of existing neighbourhoods in Picton-Hallowell.*

Infill of under-utilized lands within the settlement area mitigates the need to expand the settlement boundary unnecessarily, making use of existing municipal infrastructure. The proposed development will help support existing community infrastructure and positively contribute to the vitality of Picton. The proposed development represents an extension of surrounding residential uses. The proposed development will support the character of the community while establishing to a diverse and livable neighbourhood.

2. *Permit a mix of residential unit types in new neighbourhood development, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Secondary and accessory units, provided no more than two units exist on one lot, shall also be permitted.*

The proposed development will result in eight (8) townhouse dwelling units. Secondary units may be accommodated in the built form in future.

3. *Require a minimum residential density of 17.3 units/net hectare (7.0 units/net acre) in new neighbourhood development with a preferred target residential density of 25 units/net hectare (15 units/net acre) in new neighbourhood development, as appropriate. Higher density may be permitted in exchange for the provision of community benefits consistent with the policies of Subsection 5.1.1.4 of this Plan with response to height and density bonusing.*

The proposed development represents a compact built form, with a site-wide density of 33 dwelling units per net hectare. A discussion on Community Benefits is found later in this report.

4. *Permit a mix of neighbourhood-scale non-family residential uses in new neighbourhood development, including assisted and special needs housing, senior housing, and nursing homes as a means of meeting full range of community housing needs.*

The proposed development will comply with the standards of the Accessibility for Ontarians with Disabilities Act (AODA). The development represents a modest subdivision intended to add to the housing stock with the urban area, and supports the potential for secondary units in the future. This will help to ensure that accessibility is maintained for persons with disabilities and older persons.

5. *Permit a mix of neighbourhood-scale community uses in new neighbourhood development, including schools, places of worship, libraries, community centres, parks, and day cares. Neighbourhood-scale commercial uses are also permitted, including home-based business and neighbourhood-serving convenience retail. Neighbourhood-scale community and commercial uses should ideally have direct access to a collector street.*

The proposed development does not include commercial uses. There are existing commercial use within the adjacent downtown core.

6. *Ensure that new neighbourhood development connects with existing neighbourhoods by means of streets, sidewalks, walkways or bicycle paths, and open space. Such connections will provide access to schools, parks, shopping, and work places and integrate new development in the existing town fabric. Connections shall encourage modes of active transportation and facilitate the safe separation of pedestrian and vehicular traffic (refer to Section 3.1.4 of this Plan). The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.*

The proposed development will promote active transportation throughout the site and to surrounding uses. Although there is currently no public transit service in the area, the proposed development will increase potential ridership numbers in proximity to a downtown area, supporting the potential for efficient transit services offered by Prince Edward County.

7. *Ensure new neighbourhood development is consistent with the town design, green infrastructure, and environmental management policies of Sections 4.1, 4.6, and 4.7 of this Plan.*

The proposed development represents a contemporary built form with well-designed homes that will contribute to a sense of place within the community. The development will comply with Ontario Building Code standards, and will promote sustainable and climate resilient development practices. Further urban design details will be provided at the Site Plan Control stage.

Section 2.4.3 of the Secondary Plan provides policies that promote residential intensification in the County, resulting in the development of complete neighbourhoods. Within the context of the Plan, intensification is defined as the development of a property, site, or area at a higher density or intensity than currently exists. Intensification generally occurs by means of redevelopment, development of vacant and/or underutilized lots within built up areas, or expansion or conversion of existing buildings.

- 2.4.3.1. *Encourage intensification in the Town Residential Area as a means of creating complete neighbourhoods that maximize the use of existing municipal services and facilities, encourage the provision of affordable forms of housing, provide a broader mix of everyday uses in close proximity, and encourage active modes of transportation.*

The proposed development represents appropriate infill of under-utilized lands within the Town Residential Area. Infill of under-utilized lands within the settlement area mitigates the need to expand the settlement boundary unnecessarily, making use of existing municipal infrastructure. The development, and expansion of the Picton built area, will promote active transportation throughout the site and to surrounding uses. The proposed development contributes to the local mix of housing types and densities. As such, the development can accommodate a mix of people with varying needs, budgets, and lifestyles. By contributing eight (8) new residential units within the urban centre, the proposed development will help promote and support a complete neighbourhood.

4. *Recognize a preferred target residential density of 25 units/net hectare (10 units/net acre) for residential intensification in the Town Residential Area. Higher density may be permitted in exchange for the provision of community benefits consistent with the policies of Subsection 5.1.1.4 of this Plan with respect to height and density bonusing.*

The proposed development seeks to permit a residential density of 33 dwelling units per net hectare for the subject site. It is proposed to include in the site-specific zoning by-law amendment provisions to permit increased density beyond that allowed in exchange for community benefits, as required by the municipality.

5. *Consider the following when evaluating applications for intensification in the Town Residential Area:*
 - a) *Proposed development is consistent with the policies of the Town Residential Area and the relevant goals and policies of this Plan;*

The proposed development is consistent with the policies of the Town Residential Area and the goals and policies of the Picton Urban Centre Secondary Plan as discussed herein.

b) Proposed property, site, or area is suited for intensification in the context of the surrounding neighbourhood;

The proposed development represents appropriate infill of under-utilized lands within the Town Residential Area. Infill of under-utilized lands within the urban settlement area mitigates the need to expand the settlement area unnecessarily, making use of existing and planned municipal infrastructure. Given that the subject site is located along a public street and within the urban boundary, this location is appropriate for moderate residential intensification.

c) Existing municipal services and proposed stormwater management measures can accommodate the additional development;

d) Existing street network can accommodate the additional development;

The proposed development will utilize municipal services and infrastructure. The site is located along Union Street and accessed by an existing public street, John Street. The proposal does not include any alteration to the existing street network, apart from additional entrances along John Street to accommodate private driveways.

e) Proposed development is compatible with the built form and character of the surrounding neighbourhood with respect to height, massing, landscape, and streetscape;

f) Proposed development provides adequate privacy, sunlight, and views of the sky for existing and new residents;

The proposed development represents a contemporary built form that respects the privacy, sunlight and views of the sky for existing and new residents of the neighbourhood. The subject site is located in an existing residential area within the urban boundary. As such, this is an appropriate location for residential intensification. The proposed townhouse dwellings are located centrally within the site, providing sufficient setback to existing residential uses.

g) Proposed development is consistent with the town design policies of Section 4.1 of this Plan; and

The proposed development is consistent with the town design policies as described herein.

h) Proposed development conforms to the policies of Sections 2.12.1, 2.12.2, and 2.12.3 of this Plan regarding the Town Square, Picton Harbour, and Warings Creek Policy Areas, as appropriate.

The subject site is not located within these policy areas.

Part 3 Community Facilities and Services

Section 3.1 Transportation and Circulation

Section 3.1 of the Secondary Plan provides policy direction to guide the development of the transportation system in the Picton-Hallowell planning area. The transportation system has a direct influence on land use, quality of life, and community health. The Picton-Hallowell transportation system is comprised of a network of roads, trails, and waterways which facilitate the movement of goods and people throughout the County. The proposal does not include any alteration to the existing street network, apart from additional entrances along John Street to accommodate private driveways.

Section 3.2 – Services and Utilities

Section 3.2 of the Secondary Plan provides policy directing the provision of services in a coordinated, efficient, and cost-effective manner consistent with principles of good planning to meet the current and projected needs of Picton-Hallowell.

3.2.3. Base the timing and priority of development in Picton-Hallowell on the following principles of serviceability and location:

- a) There is a logical extension of municipal services to contiguous development areas such that large undeveloped tracts of land do not have to be crossed;*
- b) A compact form and pattern of development is maintained;*
- c) The impacts on any environmental features are avoided (where possible), minimized, and adequately mitigated;*
- d) The provision of all municipal services proceeds in an economically viable manner; and*
- e) Priority is given first to reserving servicing capacity for infilling, intensification, and redevelopment.*

The proposed development represents appropriate infill of under-utilized lands within the Town Residential Area. Infill of under-utilized lands within the urban settlement area mitigates the need to expand the settlement area unnecessarily, making use of existing and planned municipal infrastructure. Given that the subject site is located along John Street and within the urban boundary, this location is appropriate for moderate residential intensification. The proposed development reflects residential intensification in a compact built form that is consistent with surrounding pattern of development.

Section 3.2.1 presents a servicing strategy, given the servicing challenges facing the lands within the secondary planning area, based on the provisions of a municipal water supply and sanitary sewage collection system by Service Area. The subject site is identified within Service Area 1 on Schedule F Secondary Plan Service Areas of the Secondary Plan. The Plan specifies that development can proceed on full municipal water and sewer services within Service Area 1. A Servicing Report was prepared in support of the proposal, which concluded that the development will be sufficiently serviced by the municipal water distribution system and the municipal wastewater treatment system.

Part 4 Quality of Place in Picton-Hallowell

Section 4.1 Town Design

Section 4.1 of the Secondary Plan provides policy direction for matters pertaining to design and creating a sense of place. Good design relates to buildings and the public spaces around them. As such, new development is expected to complement the existing context. Good design should assist in the creation of compatible and creative places.

Section 4.1.1 Residential Design

As noted in Section 2.4 of this Plan, future residential development in Picton-Hallowell will generally occur in two ways. First, it will occur in the already established neighbourhoods of the Town Residential Area by means of infill development and the extension of the neighbourhoods into surrounding undeveloped areas. Second, it will occur in new areas, such as the Heights Development Area.

With respect to future development in the Town Residential Area, compatibility of design is a primary concern. In the Heights Development Area, compact design and connectivity are the primary concerns.

1. *Ensure that infill development reflect the scale, function, and character of existing development. Intensification should integrate with the existing low-rise fabric of the neighbourhood.*

The proposed development represents intensification of an existing residential parcel. The proposed development has been thoughtfully designed to ensure compatibility with adjacent residential uses. The proposed townhouse dwelling units complement the character and built form to the existing residential neighbourhood.

2. *Ensure that additions and renovations to existing buildings are consistent with the neighbourhood character and do not result in adverse impacts on neighbouring properties. Additions and renovation should reflect the height, scale, and massing of adjacent buildings.*

The proposed development consists entirely of new construction on an existing residential parcel.

3. *Consider slightly taller buildings of three and four stories in the extension of existing neighbourhoods and in new neighbourhoods, but locate such buildings together on interior streets away from existing low-rise development. Intensification using three and four storey buildings in existing neighbourhoods should occur at the periphery of these areas and at major intersections. Such buildings could incorporate neighbourhood-scale non-residential uses.*

The proposed development represents a contemporary built form that is compatible with adjacent residential uses. The proposed dwellings will comply with the building height provision within the proposed zoning.

4. *Encourage the extension of existing neighbourhoods in the Town Residential Area and new neighbourhoods within the Heights Development Area based on a grid-like pattern of street so as to provide a strong circulation network. Such a network should link local residents with important community elements, amenities, and adjacent neighbourhoods and provide sufficient access for both vehicular and active modes of transportation.*
5. *Ensure that community uses in the extension neighbourhoods in the Town Residential Area and new neighbourhoods within the Heights Development Area are at a neighbourhood scale and are visually compatible with surrounding development. Such uses should be connected with surrounding development*

by means of streets, sidewalks, walkways or bicycle paths, and open space. Planting should be used to buffer parking and service areas from surrounding development.

The proposed development represents intensification of an existing underutilized residential parcel in the Town Residential Area. The proposed development reflects the neighbourhood scale of the surrounding community. Residential intensification in this location will optimize existing active transportation infrastructure and encourage further pedestrianization of the downtown core. No community uses or private open spaces are proposed within the development.

6. *Recognize the potential for laneways as a means of removing garages from the front and side of new homes to provide visual diversity and allow buildings to be located closer to the street. Consider laneways for potential location of utilities within the right-of-way.*

The proposed dwellings will be designed to minimize the appearance of street facing garages wherever possible. The proposed development reflects a contemporary built form and urban design that inherently reduces the appearance of garages.

7. *Establish residential design guidelines for infill development in the Town Residential Area to ensure that the design and development intent of this Plan are achieved (refer to Section 2.4.1). Design elements to be considered by the guidelines include:*
 - a. *Site design and building orientation, including: orientation to the street; prevailing setbacks; prevailing lotting and grading; orientation to reduce shadows, improve privacy, increase solar gain; tree and landscape preservation;*
 - b. *Built form, height, and massing, including: building height and local context; separation distance and window offsetting; outdoor amenity views/privacy; upper building storey face step-backs to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane);*
 - c. *Building articulation and detailing, including: architectural style; preferred finishing materials; accesses and entrances; façade design; windows; roofs, gables, and dormers; porches and building projections; heritage building alterations/additions; parking and garage location/design; screening of parking and service areas/utilities;*
 - d. *Street design, including: prevailing front yard landscaping; landscape/streetscape integration; private walkway/sidewalk connection; street tree planting; landscaped buffer/noise attenuation on major corridors; active transportation network integration/connections;*
 - e. *Community and commercial uses, including: site design and building orientation; built form, height, and massing; building articulation and detailing; parking location and design; pathway and trail connections.*

The design of the proposed development has given detailed consideration to site design and building orientation, built form, and landscaping. More refined design details, such as building articulation and cladding, will be addressed through the review process and through subsequent approvals.

8. *Establish design guidelines for residential development in the Heights Development Area to ensure that the design and development intent of this Plan are achieved (refer to Section 2.6). Design elements to be considered by the guidelines include:*
 - a. *Neighbourhood structure and layout, including: green infrastructure (natural heritage system, park and open space lands); natural connections and corridors; tree and landform preservation; stormwater management; neighbourhood activity centres (community and commercial uses); street, pathway, and trails network and connections; development block dimensions; school location and dimensions; park type location and dimensions;*
 - b. *Street design, including: street cross-section (vehicle lanes, bicycle/parking lanes, boulevard, utilities locations, sidewalks, street tree/median planting, building setbacks); landscaped buffer/noise attenuation on major corridors; neighbourhood gateways/arrival elements; traffic calming/accessibility elements; active transportation network integration/connections;*
 - c. *Site design and building orientation, including: orientation to streets and open space; setback averaging; mix of building types; orientation to reduce shadows, improve privacy, increase solar gain;*

- d. *Built form, height, and massing, including: building height and local context; landmark building locations; upper storey building face step-backs to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane);*
- e. *Building articulation and detailing, including: preferred finishing materials; accesses and entrances; façade design; windows; roofs, gables, and dormers; porches and building projections; garage and driveway location/design; screening of parking and service areas/utilities;*
- f. *Community, commercial uses, and industrial uses including: site design and building orientation; built form, height, and massing; building articulation and detailing; parking location and design; pathway and trail connections; and*
- g. *Greenspaces, including: accessible frontages and views from neighbourhood; landscape buffers around natural features/stormwater facilities; pathway and lighting design.*

The subject site is not located within the Heights Development Area.

Section 4.3 Housing

Section 4.3 of the Secondary Plan provides policy direction for matters pertaining to the provision of housing in the Picton-Hallowell area. Housing is a critical component of healthy, sustainable, and complete communities. Although single family housing has been predominant in the past, the Secondary Plan encourages a growing diversity of household types in response to an aging population, reduced household sizes, and limited supply of rental housing. Multi-unit housing with varying types of tenures (rental, condominium, and freehold) are encouraged to meet the emerging household needs in the County.

Guiding Policies – It is the intent of this Plan to:

1. *Maintain an appropriate supply of land in Picton-Hallowell to accommodate residential growth.*

The proposed development will contribute eight (8) residential units to the existing housing stock in the Picton-Hallowell area. This will allow for efficient and appropriate residential growth within the urban area.

2. *Provide for and promote a full range of housing in terms of form, tenure, and affordability to meet the current and future needs of residents in Picton-Hallowell.*

The proposed development includes standard townhouse dwellings, providing a range of housing within the neighbourhood intended to address current and future needs of residents. As a result of the proposal, eight (8) new units will become available on the market, contributing to a range of price points to appeal to households with different needs and budgets.

3. *Encourage and promote as a priority the production of affordable housing for low and moderate income households in Picton-Hallowell.*
4. *Encourage and promote housing for seniors, including housing with support facilities that enable seniors to age in place.*
5. *Recognize the importance of special needs housing in meeting the needs of Picton-Hallowell residents.*

As a development featuring townhouse units and located in proximity to the downtown core, the proposed development can permit housing stock that will enable seniors to age in place. Although not specifically intended as housing for seniors, the location of the site ensures that all residents are able to live in proximity to important daily services and amenities. The development will contribute to a greater range of attainable unit types in the community. The proposed development will comply with the standards of the AODA and the Ontario Building Code to ensure accessibility for all members of society.

Implementing Policies – Council shall:

1. *Maintain the ability to accommodate future residential growth for a minimum of 10 years through intensification, redevelopment, and land designated and available for residential development. Refer to Sections 2.4 and 2.5 of this Plan regarding development in residential and mixed use areas.*

The proposed development represents redevelopment of under-utilized lands within the urban boundary. Residential intensification of the site is appropriate within the context of the surrounding neighbourhood. The subject site is designated Urban Area. The relevant policies of Section 2.4, regarding the Town Residential Area, are addressed above. Section 2.5 pertains to mixed-use areas which are identified as the Downtown Core Area, Town Gateway Area, and Town Corridor Area. The subject lands are located outside of these mixed-use areas.

2. *Maintain available servicing capacity to provide a minimum three-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned and available for development, as required by the Provincial Policy Statement.*
3. *Monitor the County's ability to accommodate future residential growth and available servicing capacity for residential development to ensure that the housing targets of this Plan are achieved.*

The site is intended for residential intensification and is appropriately zoned for development as amended. The Servicing Report concludes that the proposed development will be sufficiently serviced by municipal water and wastewater facilities.

4. *Work with the Prince Edward Lennox and Addington Social Services (PELASS) to implement the Strategic Action Plan for Affordable Housing in Prince Edward County.*

This policy is not relevant to the proposed development.

5. *Work toward achieving a target of 33 percent of new housing to be developed as affordable which term is defined as:*
 - a. *In the case of ownership housing, the least expensive of:*
 1. *Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for households with incomes in the lowest 60 percent of the income distribution for the County; or*
 2. *Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the County; and*
 - b. *In the case of rental housing, the least expensive of:*
 1. *A unit for which the rent does not exceed 30 percent of gross annual household income for households with incomes in the lowest 60 percent of the income distribution for renter households for the County; or*
 2. *A unit for which the rent is at or below the average market rent of a unit in the County.*

The proposed townhouse dwellings have the potential to provide opportunities for second residential units, offering an attainable housing option for home ownership and rental. It should also be emphasized that the eight (8) proposed new residential units will provide an increase to available housing options on the market. By increasing available stock, housing prices in the area may become generally more affordable due to an improved balance between supply and demand.

6. *Encourage the provision of affordable housing by:*
 - a) *Supporting increased residential densities in appropriate locations and promoting a full range of housing types – including semi-detached, duplex, triplex, townhouse, and apartments -as part of development or redevelopment.*
 - b) *Permitting second units within existing and proposed single-detached, semi-detached, and townhouse units, and accessory units as appropriate;*
 - c) *Permitting the conversion of single-detached residential dwellings into not more than three separate dwelling units, and the conversion of semi-detached and townhouse dwellings into not more than two separate dwelling units;*
 - d) *Permitting the conversion of non-residential buildings to residential use preferably to include affordable housing;*
 - e) *Informing the community of government grants available to encourage the creation of second units, converted units, and accessory units;*
 - f) *Providing infrastructure in a timely manner;*
 - g) *Negotiating agreements with the public and private sectors to provide affordable housing through the draft plan of subdivision, plan of condominium, rezoning, and consent processes;*
 - h) *Enacting a Municipal Housing Capital Facilities By-law under the Municipal Act to enable the County to enter into agreements with private and non-profit partners for the provision of affordable rental housing;*
 - i) *Streamlining of the development approvals process for projects that provide affordable housing as defined by the County;*

- j) *Providing, on a case-by-case basis, relief from development, planning, permit, and other fees normally charged for projects that provide affordable housing as defined by the County;*
- k) *Equalizing the tax ratio for new multi-unit residential buildings in accordance with Federal and Provincial affordable housing guidelines;*
- l) *Considering alternative residential development standards to facilitate affordable housing and a more compact development form; and m) Considering innovative housing models, such as cohousing and life-lease housing.*

The proposed development will contribute eight (8) residential units to the existing housing stock in the Picton-Hallowell area. The increase in diverse housing types will reflect a range of starting prices. This will allow for efficient and appropriate residential growth within the urban area.

- 7. *Ensure that the provisions of the County Zoning By-law are sufficiently flexible to permit a range of housing types, sizes, tenures, and affordability.*

The proposed development will positively contribute to the range of housing types, densities and built forms within the community to better serve the needs of a diverse group of people.

- 8. *Encourage opportunities for affordable housing to be provided in the Downtown Core Area so as to be located near services and as a means of supporting mixed-use development necessary to support a viable and vibrant commercial centre.*

The subject site is not within the Downtown Core Area.

- 9. *Encourage opportunities for affordable housing in older established neighbourhoods as a means of maintaining and improving older housing stock in Picton-Hallowell.*

The proposed development will provide new, more attainable housing options.

- 10. *Encourage the development of low income housing geared towards seniors, including affordable rental and ownership housing and housing models that allow seniors to stay in their own home for longer.*

The proposed development will contribute to a diverse range of built forms and prices that can cater to households in various stages of life.

- 11. *Consider affordable housing as a priority use for surplus municipal land in Picton-Hallowell and work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.*

This policy is not relevant to the proposed development.

- 12. *Work with local groups and community service agencies to assess the need for special needs housing in the community and support such groups and agencies interested in pursuing the provision of special needs housing in Picton-Hallowell.*

This policy is not relevant to the proposed development.

- 13. *Consider the following in the review of any development or redevelopment for the purposes of special needs housing:*

- a) *Traffic generated by such housing can be accommodated by the road network and will not have a significant impact on neighbouring land uses;*
- b) *The design of such housing is compatible with the scale, density, and character of the surrounding neighbourhood; and*
- c) *Provincial or Federal approval has been granted, as appropriate.*

The proposed development will not include any special needs housing.

- 14. *Permit garden suites on residential lots containing single-detached dwellings in the Town Residential Area and Heights Development Area. Garden suites shall conform to the provisions of the Zoning By-law regarding required lot area and setbacks. Garden suites shall be permitted by means of a temporary use permit for a period of up to 20 years (refer to Section 5.1.1.2 of this Plan).*

The proposed development will not include any garden suites.

15. Consider the following in the review of any application for the purposes of a garden suite:

- a) A legitimate and justified need exists to accommodate a person who is elderly or is disabled in a separate suite unit that is in close proximity to the principal dwelling;
- b) The unit is connected to full municipal services to the satisfaction of the County;
- c) The exterior design of the unit is compatible with neighbouring residential land uses with respect to scale, character, and layout;
- d) The unit is located such that it will have minimal effect on light, view, and privacy of adjacent properties and conforms with all applicable zoning provisions;
- e) The use is temporary and will only be required for a limited period of time;
- f) The unit will be removed within a reasonable time, as determined by the County, once the legitimate need no longer exists; and
- g) Financial security may be required in the amount equal to the estimated cost of removing the unit and restoring the property to its pre-development conditions.

The proposed development will not include any garden suites.

16. Discourage the conversion of rental housing stock to condominium tenure if such conversion results in a reduction in the amount of comparable rental housing available to a level less than three percent as established by Canada Mortgage and Housing Corporation. Notwithstanding the current vacancy rate, conversion may be considered if:

- a) 75 percent of existing tenants in the development proposed for conversion have signed an agreement to purchase their units and are given first right to purchase their units at a price no higher than that offered to the general public;
- b) The development proposed for conversion is inspected by an Ontario licensed architect and/or professional engineer, as appropriate, and a report describing the building condition and listing any required repairs and improvements is prepared and submitted to the County. Required repairs and improvements shall be made a condition of draft plan of condominium approval;
- c) The applicant provides assistance to each tenant who must relocate as a result of the conversion in finding comparable and mutually agreed upon alternate accommodation within Picton-Hallowell and the payment of moving costs; and
- d) Parkland dedication is provided in accordance with Subsection 5.1.3.1 of this Plan where no parkland was previously dedicated at the time of construction.

The proposed development will not result in the conversion of any existing rental units.

Section 4.6 Green Infrastructure

Section 4.6 of the Secondary Plan outlines policies for parks, open space, and environmental areas that provide opportunities for recreation and leisure as well as environmental protection and management.

4.6.1. Provide for a range of park types, recreation facilities, and open space areas in Picton/Hallowell and their equitable distribution across the community to ensure access to a diversity of recreation opportunities.

The proposed development will provide a private open space, in the form of front and rear yards, for the passive enjoyment and leisure of residents.

Section 4.6.2 of the Secondary Plan identifies policies for the natural heritage system, defined as a series of connected natural spaces with long term ecological value. The spaces and features in Picton-Hallowell requiring consideration could include areas of natural and scientific interest (ANSI), fish habitat, habitat of endangered and threatened species, valley lands, wetlands, wildlife habitat, woodlands, shorelines, natural hazards, and the natural corridors that link them. As there are no nearby natural heritage features in proximity to the site, no negative impacts on such resources are anticipated as a result of the development.

Section 4.8 Natural and Human-Made Hazards

Section 4.8 of the Secondary Plan provides policies with the intent of protecting residents and properties by respecting natural and human-made hazards. Such hazards could include floodplains, steep or unstable slopes, abandoned commercial mines and wells, existing and former mineral aggregate operations, potentially contaminated sites, and certain industrial and waste-related facilities. There are no natural or human-made hazards identified on the site.

Part Five: Implementing Plan Picton-Hallowell

Section 5.1 – Plan Administration

Section 5.1 of the Secondary Plan provides direction for the implementation of the policies within the Plan. This section outlines the tools provide the regulatory framework and decision-making procedures necessary to manage physical development in the Picton-Hallowell area.

Section 5.1.1.4 Bonusing

The County may pass a site-specific zoning by-law amendment to allow increases in building height and/or density above that permitted in exchange for the provision of community benefits. Approval of bonusing shall be considered on a case-by-case basis.

1. *Consider including provisions in the updated Zoning By-law to permit the use of bonusing, pursuant to the provisions of the Planning Act, in order to permit increases in the height and density of development beyond that allowed by zoning in exchange for facilities, services, or matters of community benefit.*

The proposed development seeks to permit a residential density of 33 dwelling units per net hectare for the subject site. It is proposed to include in the site-specific zoning by-law amendment provisions to permit increased density beyond that allowed in exchange for community benefits. It is anticipated that bonusing for increased density is to be negotiated through the approval process.

2. *Recognize that the facilities, services, or matters of community benefit could include:*
 - a. *Provision of affordable, rental, special needs, assisted, or other forms of special housing;*
 - b. *Provision of parkland dedication beyond the requirements of the Official Plan;*
 - c. *Protection of natural features, such as wetlands, beyond the parkland dedication requirements of the Official Plan;*
 - d. *Provision of public areas and walkways and connections to external public walkways/trail systems;*
 - e. *Provision of sustainable design features;*
 - f. *Provision of public parking;*
 - g. *Provision of public art;*
 - h. *Provision of community and open space facilities such as small parks, waterfront improvements, day care facilities, schools, community centres and recreational facilities, and other municipal facilities;*
 - i. *Conservation of cultural heritage resources, including but not limited to the undertaking of a Heritage District Study; and*

The proposed development does not include any public facilities, services, or matter of community benefit.

3. *Ensure that any bonusing provisions in the updated Zoning By-law establish a nexus such that the facilities, services, or matters of community benefit provided are commensurate with the increased height and density permitted and are not already a requirement of this Plan.*

The proposed development does not require an increase to the building height or density permitted.

4. *Permit bonusing only in cases where the increased height and density complies with all other applicable Zoning By-law regulations, conforms to the intent of the Secondary Plan, is compatible with adjacent existing or proposed development, and is in line with priorities and interests of the County*

The proposed development does not require an increase to the building height or density permitted.

5. *Ensure that the facilities, services, or matters of community benefit provided in exchange for increased height and density are directly linked or associated with the development proposed and are located onsite or in close proximity.*

The proposed development does not include any public facilities, services, or matter of community benefit.

6. *Discourage the transfer of bonus height and density from one site to another or from one project to another.*

The proposed development will not transfer bonus density from one site to another or from one project to another.

7. *Require an agreement between the County and the landowner as a condition of the application to be registered on title. Such an agreement would address, among other items, the facilities and services of public benefit to be provided, the timing of their provision, the operation and maintenance of such facilities and services, and the increased height and density permitted in exchange for the public benefit provided.*

An agreement will be prepared as part of the final plan of subdivision review process.

8. *Establish Countywide guidelines and a protocol for negotiating community benefits with an owner/developer, pursuant to the provisions of the Planning Act.*

This policy is not relevant to the proposed development.

It is our professional planning opinion that the proposed development conforms with the County of Prince Edward Picton Urban Centre Secondary Plan.

Current and Proposed Zoning

The subject lands are split-zoned Urban Residential Type One (R1) Zone and a site-specific Urban Residential Type One (R1-72-H) in the County of Prince Edward Comprehensive Zoning By-law No. 1816-2006. A zoning by-law amendment is being sought to unify the zoning on the site. A site-specific zone is proposed to permit the proposed uses and establish appropriate performance standards.

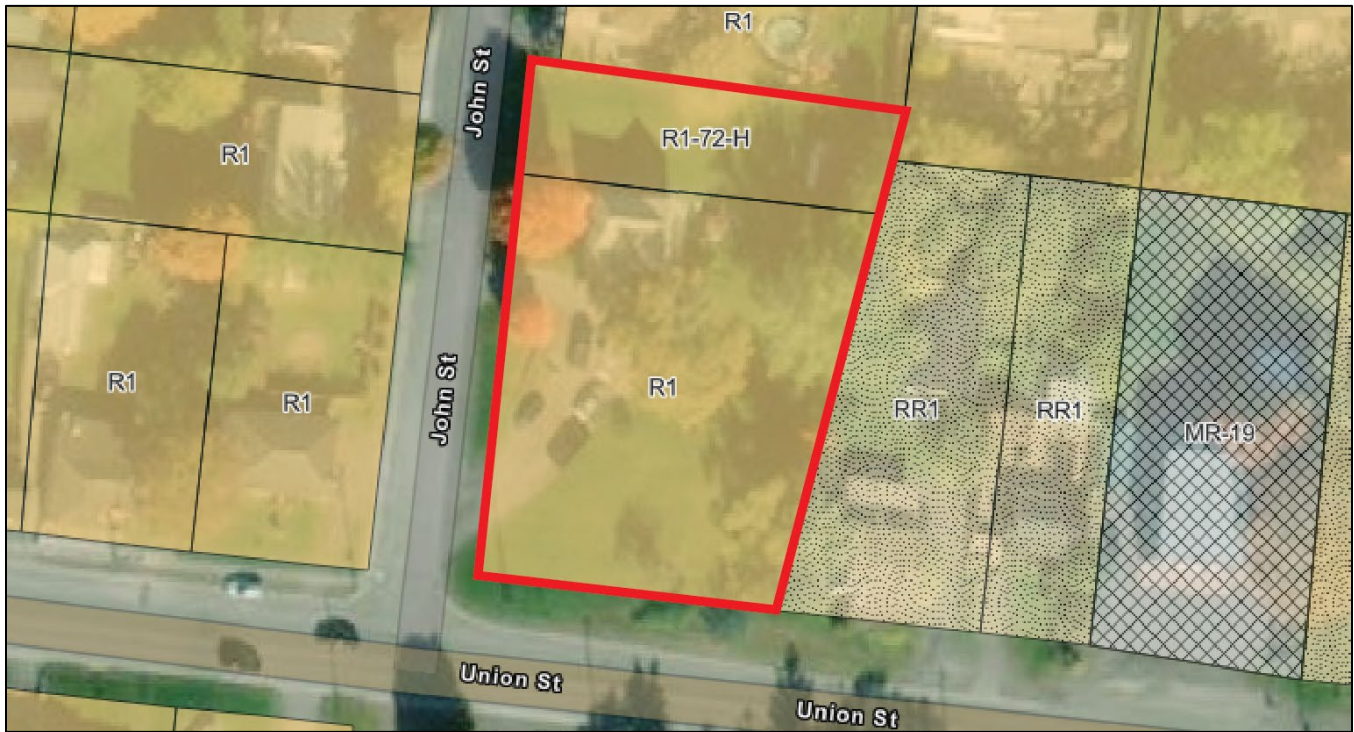


Figure 3: Current Zoning (Source: Prince Edward County Public GIS Viewer)

The following table assesses the performance standards of the proposed development against the applicable provisions of the proposed zone.

Provision	Required	Proposed	Compliance
Permitted Use	Semi-detached dwelling Duplex dwelling Triplex dwelling Townhouse dwelling Apartment dwelling Retirement home Additional units	Townhouse dwelling	Yes
Minimum Lot Area	Townhouse dwelling: 250 sq. m. per dwelling unit	190 sq. m.	No
Minimum Lot Frontage	Townhouse dwelling: 7m per dwelling unit	5.9m	No
Minimum Front Yard	3m	6m	Yes

Minimum Exterior Side Yard	3m	3m	Yes
Minimum Interior Side Yard	2.5m	1.2m	No
Minimum Rear Yard	7.5m	12.1m	Yes
Maximum Lot Coverage	35%	36%	No
Minimum Landscaped Open Space	35%	45%	Yes
Maximum Height of Buildings	15m	<15m	Yes
Parking, Loading and Driveway Provisions			
Parking – Townhouse	1.5 spaces per dwelling unit	2 spaces per unit	Yes
Parking Space Dimensions	2.7m x 6m	Complies	Yes

Minimum Lot Area

The minimum lot area is proposed to be reduced from 250 square metres per townhouse dwelling unit to 190 square metres per dwelling to reflect the smallest proposed lot within the subdivision. The proposed development reflects and integrates a contemporary built form and efficient layout to minimize land consumption. Lot configuration on the subject lands has been informed by various technical requirements for servicing the site. The proposed reduction in lot area will not impact the functionality of the lots, which will be sufficiently serviced by existing municipal infrastructure.

Minimum Lot Frontage

The minimum lot frontage is proposed to be reduced from 7 metres per townhouse dwelling unit to 5.9 metres per townhouse dwelling. The proposed reduction will facilitate a contemporary lot layout that maximizes residential lands within the urban area. Lot configuration on the subject lands has been informed by various technical requirements for servicing the site. The minor reduction in lot frontage will not impact the functionality of the lots, nor impact the provision of individual driveways. The lots front John Street, an existing local street with sidewalks located on the west side of the street. The contemporary built form will enhance the streetscape and contribute to an active and vibrant neighbourhood feel.

Minimum Interior Side Yard

The required minimum interior side yard depth is proposed to be reduced from 2.5 metres to 1.2 metres. The minimum interior side yard provision is intended to ensure sufficient privacy for the dwelling unit and adequate access to the side of the dwelling for maintenance purposes. The proposed reduction in minimum interior side yard depth will not impact the liveability of the units nor will it impact the ability of future owners to access the sides of their dwellings.

Maximum Lot Coverage

The required maximum lot coverage is 35% of the total lot area. Relief is sought to permit a maximum lot coverage of 36%. The proposed minimal increase in maximum lot coverage will not unduly impact the livability of the dwellings. The lot coverage is impacted by the decreased lot area and lot frontage, which is proposed to achieve a compact form of development. Despite the increased lot coverage, each future lot will provide sufficient room for parking and outdoor amenity space. The minimum landscaped open space requirements will also be met. Per the proposed draft plan, only Lot 7 requires relief from the provisions as the other lots will comply with the R3 Zone lot coverage provision.

7.0 Conclusion

The proposed development reflects intensification on an existing residential parcel. Intensification of residential uses will serve to better accommodate the needs of current and future residents of the County. The proposed development consists of eight (8) townhouse dwelling units, with a density of 33 dwelling units per net hectare. The development will represent an increase in available housing options within the Picton Urban Centre, positively contributing to the residential housing market in Prince Edward County.

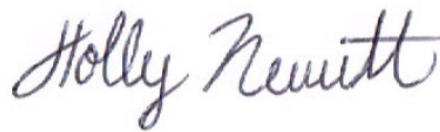
The proposal is consistent with the Provincial Policy Statement, and conforms to the policies of the County of Prince Edward Official Plan and the Picton Urban Centre Secondary Plan. Based on our review of the proposal from a land use planning perspective, the proposed zoning by-law amendment is appropriate, allowing the development of an appropriately scaled residential development that is designed with consideration of the surrounding community. The proposal will help achieve the County's goal of providing high quality residential options in this area.

It is our professional opinion that the proposed plan of subdivision and zoning by-law amendment represent good land use planning. Should you require any additional information, please do not hesitate to contact the undersigned at 613.542.5454 x 234 or at nanton@fotenn.com.

Respectfully,



David Nanton, MCIP RPP
Senior Planner
Fotenn Planning + Design



Holly Newitt, MPI
Planner
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Appendix A

Zoning By-law Amendment

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THE CORPORATION OF THE COUNTY OF PRINCE EDWARD BY-LAW NO. XXXX-2023

A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW NO. 1816-2006, AS AMENDED (Part of Lot 21, Concession 1, South East of the Carrying Place, Hallowell)

WHEREAS By-law No. 1816-2006, as amended, is the Comprehensive Zoning By-law governing the lands located within the County of Prince Edward in the Ward of Picton.

AND WHEREAS the Council of The Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 1816-2006 for the lands described as Part of Lot 5, Concession 1 North of the Carrying Place, Hallowell; in the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

NOW THEREFORE the Council of The Corporation of the County of Prince Edward enacts as follows:

1. **THAT** By-law No. 1816-2006, as amended, is hereby amended but the addition of the following subsection 12.5 of Section 12 entitled “Special Residential 3 (R3) Zones” immediately after item 11.5.76 thereof:

6 John Street, Part of Lot 21, Concession 1, Hallowell

Notwithstanding the provisions of this By-law to the contrary, within the R3-X Zone the following provisions shall apply:

- i. Minimum Lot Area: townhouse dwelling: 190 sq. m. per dwelling unit
 - ii. Minimum Lot Frontage: townhouse unit where each unit front onto a public street: 5.9m per dwelling unit
 - iii. Minimum Interior Side Yard: 1.2 metres
 - iv. Maximum Lot Coverage: 36%
2. **THAT Schedule “A3”** for the Ward of Picton to By-law No. 1816-2006, as amended, is hereby amended by changing the zone category thereon from the Urban Residential Type 1 (R1) Zone and Special Urban Residential Type 1 (R1-72-H) Zone and Special Urban Residential Type 3 (R3-X) Zone in accordance with Schedule “1” attached hereto.
3. **THAT** this by-law shall come into force and take effect pursuant to the provisions and regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

Schedule 1

