

AMENDMENT NO. 4

COUNTY OF PRINCE EDWARD OFFICIAL PLAN & PICTON URBAN CENTRE SECONDARY PLAN

PEC COMMUNITY PARTNERS (Base 31)

for the
Municipality of the
County of Prince Edward

January 10, 2024

BY-LAW No. 07-2024

**BEING A BY-LAW TO ADOPT AN AMENDMENT TO THE
OFFICIAL PLAN OF THE CORPORATION OF THE COUNTY
OF PRINCE EDWARD
(PEC COMMUNITY PARTNERS, BASE 31)**

WHEREAS AMENDMENT No. 4 to the Official Plan of the County of Prince Edward has been considered and recommended for adoption by the County of Prince Edward Planning Public Council;

AND WHEREAS a Public Meeting on the proposed amendment has been held pursuant to the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

Now **THEREFORE** the Council of the Corporation of the County of Prince Edward in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

1. **THAT AMENDMENT No. 4** to the Official Plan of the County of Prince Edward, consisting of the attached explanatory text and Schedule '1' is hereby adopted.
2. **THAT AMENDMENT No. 4** to the Official Plan of the County of Prince Edward Planning Area is exempt from the approval of the Minister of Municipal Affairs and Housing pursuant to Section 17(9) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, and Ontario Regulation 525/97, amended to O. Reg. 45/01.
3. **THAT AMENDMENT No. 4** will become final and take effect on the day after the last day for filing of appeals has passed provided that no appeals are received in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.
4. **THIS BY-LAW** shall come into force and take effect on the day of final passing thereof.

Read a first, second and third time and finally passed this 10th day of January 2024.



Catalina Blumenberg, **CLERK**



Steve Ferguson, **MAYOR**



AMENDMENT No. 4
TO THE COUNTY OF PRINCE EDWARD OFFICIAL
PLAN AND THE PICTON URBAN CENTRE
SECONDARY PLAN OF THE COUNTY OF PRINCE
EDWARD

1. TITLE:

The following text constitutes Amendment No. 4 to the Official Plan of the Corporation of the County of Prince Edward. The Minister of Municipal Affairs and Housing approved the Official Plan on 23 January 1998 and 23 December 1998.

2. PURPOSE AND EFFECT OF THE APPLICATION:

The PURPOSE of Amendment No. 4 is to:

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

The EFFECT of the amendment will be to:

- Facilitate the development of a destination arts and cultural commercial hub within the Revitalization District, an interconnected open space network, and a range of residential, non-residential, and cultural opportunities on full municipal services within the Picton-Hallowell Urban Area.

3. LOCATION OF THE AFFECTED LANDS:

The subject lands are located in the south-east corner of Picton. They are bordered to the west by a steep escarpment leading to Marsh Creek, to the north by the communities known as Picton Heights and the Macaulay Mountain Conservation Area, to the east by Clarke Road, and to the south by a wooded slope that leads to County Rd 10. The lands are located as identified on Schedule '1', attached hereto.

4. LEGAL DESCRIPTION

The legal description of the lands is as follows:

Part of Lots 1, 2, 3, 4 and 5 Concession Southeast of Carrying Place

Part of Lot 24, Concession 2, Military Tract,

Part of Lot 24, Concession 3, Military Tract,
Part of the Road Allowance between Concessions 2 and 3, Military Tract,
Part of the Road Allowance between Concessions 2 and 3, Military Tract,
Part of the Road Allowance between Concessions 3, Military Tract and Concession
Southeast of Carrying Place,
All in the Township of Hallowell, County of Prince Edward

5. BASIS OF THE AMENDMENT:

a) EXISTING USES:

Within the former airbase there are a number of hangars and former military buildings that are now used for storage, industrial, and commercial purposes. Beyond this area is the former runway area while the remainder of the lands are vacant.

b) PROPOSED USES:

Mixed use redevelopment consisting of a range of housing types, retail and commercial uses, community facilities, and open spaces.

c) DESIGNATION AND ZONING:

(i) Secondary Plan Designation

The majority of the lands are presently designated Urban Centre on Schedule 'E', Land Use Designations of the Picton Urban Centre Secondary Plan within the County Official Plan with small parcels outside of this area designated Rural Land and Rural Industrial Land (shown as Blocks 1 and 2 Schedule 1 of the by-law).

(ii) Zoning

The subject lands are currently zoned the Future Development (FD) Zone. Lands to the west of County Road 22 carry a zoning designation of FD (Future Development Zone), while lands to the east of County Road 22 carry a zoning designation of MG (General Industrial Zone).

d) SURROUNDING LAND USES:

The subject lands are surrounded by natural and rural areas beyond the urban boundary to the east and south. The Picton Heights residential community is to the north-west, and the MacAulay Mountain Conservation Area to the north-east. The escarpment and natural area along Marsh Creek lay to the west of the subject lands, with the built-up area of Picton beyond.

6. DETAILS OF THE AMENDMENT:

1. The Maps and Schedules of the Official Plan of Prince Edward County and Picton Urban Centre Secondary Plan are amended according to Schedule 1 attached, and specifically:
2. Map 14 of the Official Plan of Prince Edward County is hereby amended to extend the Urban Centre boundary to encompass Blocks 1 and 2 on Schedule 1 attached.
3. Schedules "A" through "F" of the Prince Edward County Official Plan are

hereby amended according to the following:

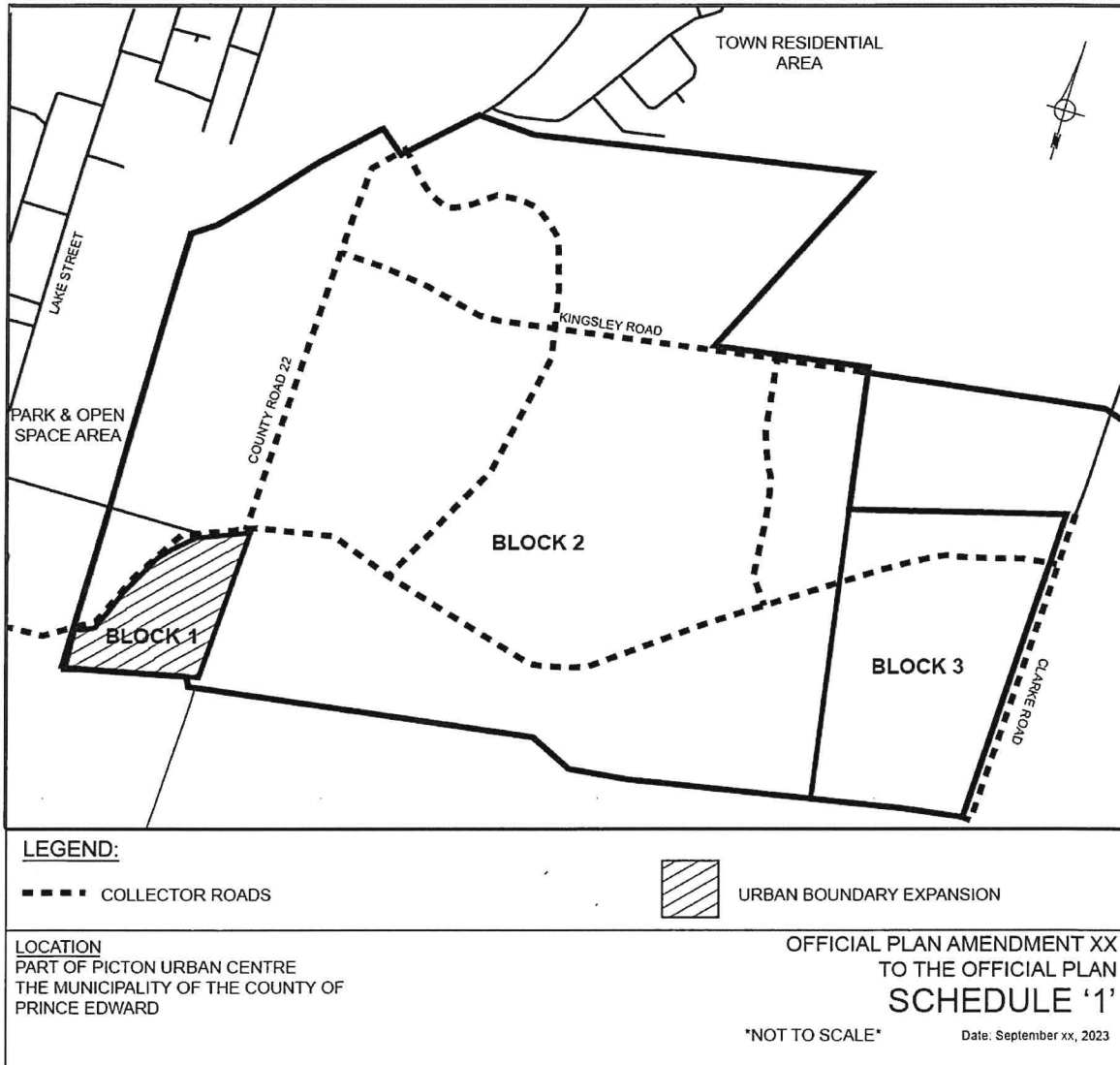
- Schedule A-2 and A-4: Land Use Designations – redesignating Block 1 on Schedule 1 attached as Urban Centre.
 - Schedule B: Natural Features and Areas – redesignating Block 1 on Schedule 1 attached as within the Secondary Plan Boundary and Settlement Area Boundary.
 - Schedule C: Constraint Areas – redesignating Block 1 on Schedule 1 attached as within the Secondary Plan Boundary and Settlement Area Boundary.
 - Schedule D: Resource Areas – redesignating Block 1 on Schedule 1 attached as within the Secondary Plan Boundary and Settlement Area Boundary.
 - Schedule E: Transportation & Infrastructure – redesignating Block 1 on Schedule 1 attached as within the Secondary Plan Boundary and Settlement Area Boundary, removing the Airport symbol, and redesignating the roads on Schedule 1 to reflect the noted designations of Collector Roads, with County Rd 22 as an Inter-centre Collector and all other Collector Roads as Urban Collector.
 - Schedules F-1 and F-2: Recreation & Tourism – redesignating Block 1 on Schedule 1 attached as within Urban Centre, Village, or Hamlet.
4. Schedules "A" through "F" of the Picton Urban Centre Secondary Plan within the Prince Edward County Official Plan are hereby amended according to the following:
- Schedule A: Secondary Plan Land Use Map – redesignating Blocks 1 and 2 on Schedule 1 attached as Base31 Development Area.
 - Schedule B: Secondary Plan Transportation Map: redesignating Block 1 on Schedule 1 attached as within the Planning Area Boundary and redesignating the roads to reflect the noted designations.
 - Schedule C: Secondary Plan Policy Areas Map: redesignating Block 1 on Schedule 1 attached as within the Planning Area Boundary.
 - Schedule D: Secondary Plan constraints Map: redesignating Block 1 on Schedule 1 attached as within the Planning Area Boundary.
 - Schedule E: Secondary Plan Gas Well Map: redesignating Block 1 on Schedule 1 attached as within the Planning Area Boundary.
 - Schedule F: Secondary Plan Service Areas Map – redesignating Block 1 on Schedule 1 attached as within the Planning Area Boundary and redesignating the entirety of the subject lands as Service Area 1.
5. Part 2.5 Mixed Use Areas is hereby amended by
- adding the following preamble language:
 - The policies of the Base31 Development Area are intended to encourage a mix of land uses and new development on the site of the former Picton Airport and surrounding lands. The cluster of older airfield-related buildings in the 'Revitalization District' and

the broader former runway and outfield areas will accommodate new development and growth for Picton and the surrounding area. The area encompassing the former base will be the focus of mixed use intensification that includes retail, cultural, light industrial, as well as infill residential uses. The greenfield and former runway areas beyond will develop as villages, consisting primarily of residential uses in a broad range and mix of forms, while also accommodating key community and retail uses as required.

- Adding a new Mixed Use Area for the Base31 Development Area as 2.5.4, with the following policies:
 - The Base31 Development Area includes the lands surrounding the former Picton Airport and airbase in the south-east corner of the Picton Urban Centre, bordered to the west by a steep escarpment leading to Marsh Creek, to the north by the communities known as Picton Heights and the Macaulay Mountain Conservation Area, to the east by Clarke Road, and to the south by a wooded slope that leads to County Rd 10.
 - The policies of this area situate the lands as one of the primary areas for the growth of Picton over the next 30 years. This growth will be in the form of a diverse mix of residential housing forms and with a full range of non-residential uses permitted. Intensification will be centred around the former airbase buildings that exist on the lands, with new development outside of the area separated by a series of linear open spaces, and developed as future servicing capacities permit.
 - Guiding Policies
 - It is the intent of this Plan to:
 - Provide key new housing and amenities to serve Picton and the broader County on the subject lands.
 - Provide the urban regeneration of a former airport site to accommodate growth in the County
 - Establish the subject lands as a cultural and economic hub that is secondary and complementary to Downtown Picton.
 - Implementing Policies
 - Council shall:
 - Permit the long-term development of the subject lands with residential and non-residential uses in alignment with an Area Concept Plan for this area, as amended from time to time.
 - Permit residential capacity of up to 7,500 units across the site at full build-out.
 - Require the provision of 5% of all housing units across the site as affordable/attainable units

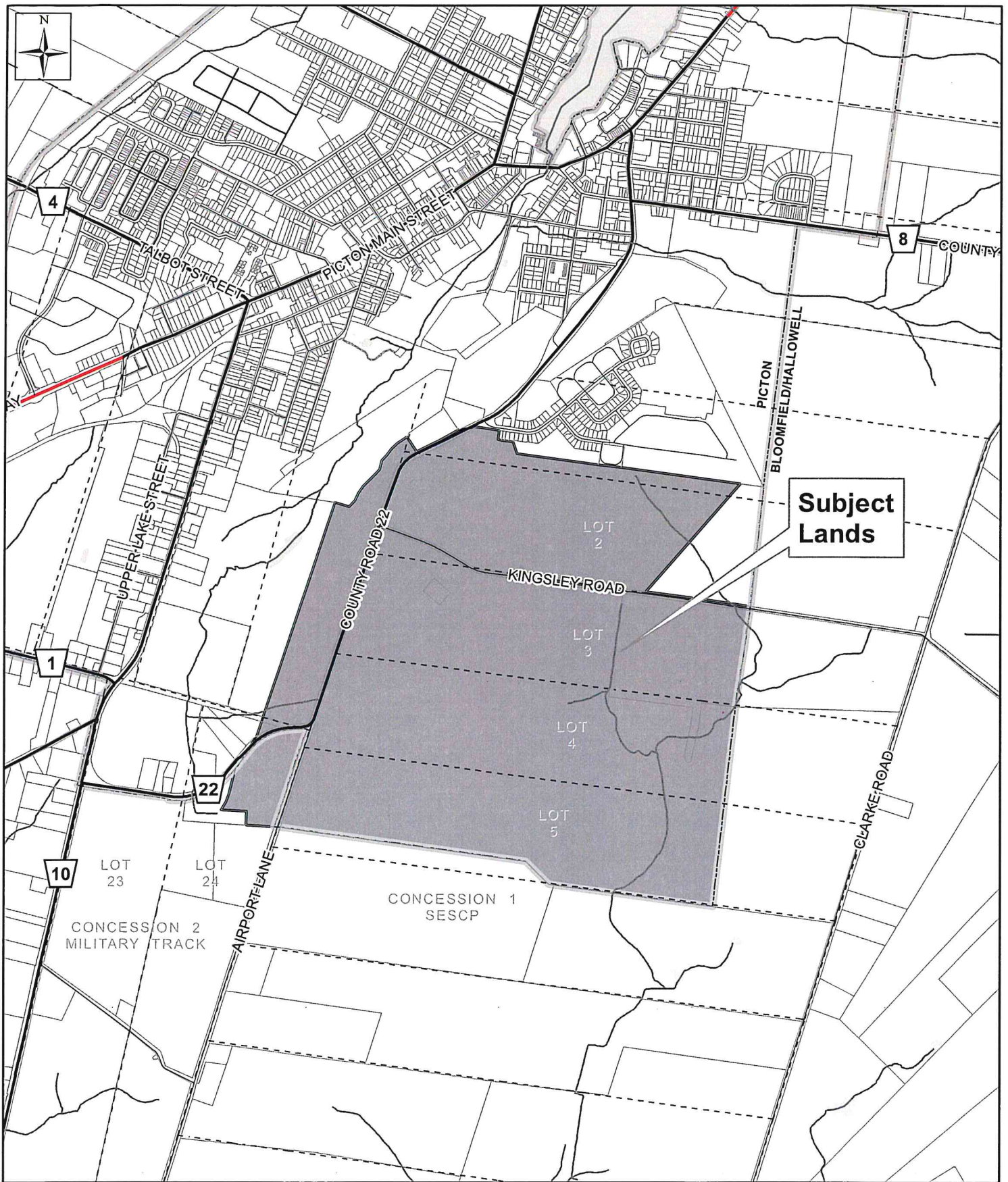
7. IMPLEMENTATION AND INTERPRETATION:

The provisions of the Picton Urban Centre Secondary Plan, as amended from time to time, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment.



CORPORATION OF THE COUNTY OF PRINCE EDWARD
URBAN BOUNDARY OF PICTON

KEY MAP: Base 31 (OPA-04-23)



Subject Lands