



**The County**  
PRINCE EDWARD COUNTY • ONTARIO

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD  
PLANNING ACT, R.S.O. 1990, c.P.13, As Amended**

**NOTICE OF PASSING OF AN OFFICIAL PLAN AMENDMENT**

<b>Owner:</b>	PEC Community Partners Inc. (o/a Base31)
<b>OPA File No.:</b>	OPA-04-23
<b>Legal Address:</b>	(Parcel 1) Part Lot 2-5 Concession Southeast of Carrying Place Part 12, 19 & 23 to 31 47R4457 subject to PE92571, PE66619 and PE66619E together with PE77777 subject to an easement in gross over Part 5 47R8376 as in EC20507 (Parcel 2) Part Lot 1-2 Concession Southeast of Carrying Place Part 5 to 11 & 13 to 17 & 20 to 22 47R4457 together with PE77777 subject to PE66619 and PE66619E (Parcel 3) Part Lot 24 Concession 2 Military Tract Part Lot 24 Concession 3 Military Tract Part Lot 1 Concession Southeast of Carrying Place Part Road Allowance Between Concession 2 & Concession 3 Military Tract Part Road Allowance Between Concession 3 Military Tract and Concession Southeast of Carrying Place as in PE66619 (Part 2) subject to an easement in gross over Part 3 47R8376 as in EC20474 subject to an easement in gross over Part 2 47R8376 as in EC20509 subject to an easement in gross over Part 4 47R8376 as in EC26191 (Parcel 4) Part Lot 24 Concession 2 Military Tract Part Lot 24 Concession 3 Military Tract Part Road Allowance Between Concession 2 & 3 Military Tract Parts 1-3 47R4457 subject to an easement in gross over Part 1 47R8376 as in PE187070 subject to an easement in gross over Part 2 47R4457 as in PE66619, Ward of Bloomfield/Hallowell
<b>Civic Address:</b>	343 County Road 22 and 204 Kingsley Road
<b>Date of Decision:</b>	January 10, 2024
<b>Date of Mailing of Decision:</b>	January 23, 2024
<b>Last Appeal Day:</b>	February 12, 2024

**TAKE NOTICE THAT** the Council of The Corporation of the County of Prince Edward passed **Official Plan Amendment By-law No. 07-2024** on **January 10, 2024** under Section 22 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

**AND TAKE NOTICE THAT** a prescribed person or public body may appeal to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) in respect to the passing of the Official Plan Amendment By-law Amendment, by filing with the Clerk of The Corporation of the County of Prince Edward no later than the **12<sup>th</sup> day of February, 2024** a notice of appeal setting out the specific parts of the Amendment to which the appeal applies and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance by a certified cheque or money order. Current OLT required appeals fees are \$1,100 for Official Plans and Amendments. If you wish to appeal to the OLT, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca>.

**Only prescribed individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.**

**No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public**

meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**Purpose and Effect of the Official Plan Amendment:**

The purpose and effect of the application was to develop an Area Concept Plan as per the Secondary Plan and add policy to the Secondary Plan to support the Area Concept Plan relating to lands owned by PEC Community Partners Inc. (o/a Base31) located 343 County Road 22 and 204 Kingsley Road, in the Ward of Bloomfield/Hallowell (see **key map**) in the County of Prince Edward.

Through Official Plan Amendment File No. **OPA-04-23**, approval was given to remove the airport symbol, amend Schedule F of the Secondary Plan to redesignate the site from 'Service Area 3' to 'Service Area 1', and to amend Section 2.5 Mixed Use Areas of the Secondary Plan to include the site in preamble descriptive language and to add an additional Mixed Use Area category 2.5.4 for Base31 Development Area. This approval will facilitate the development of the 304 ha parcel of land.

**Explanation of Effect of Public Input**

The Owner was present at the public meeting and expressed support for the recommendations of the planning staff report. Comments from the public were received with respect to affordable housing, traffic management, servicing, infrastructure and growth in Prince Edward County.

**Additional Information:**

If you have any questions or require additional information regarding the proposed application, please contact Michael Michaud, Planning Manager, at 280 Main Street, Suite 201, Picton, Ontario K0K 2T0 (Phone 476-2148; Fax 471-2051) during regular business hours.

**Dated at the County of Prince Edward the 23<sup>rd</sup> day of January, 2024**

**The Corporation of the County of Prince Edward**

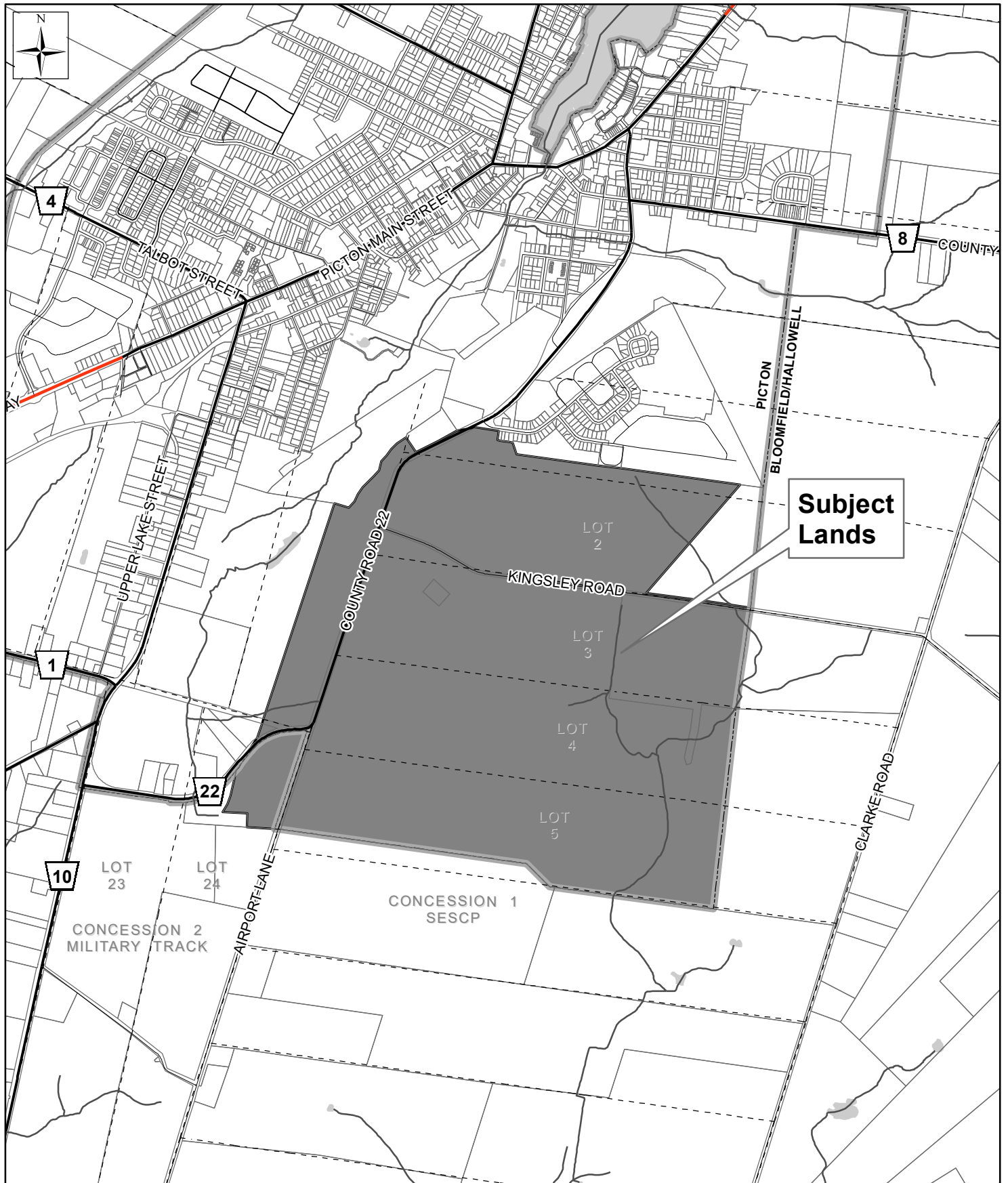
**Location: 280 Main Street, Suite 201, Picton, Ontario K0K 2T0**


**Mailing Address: 332 Main Street, Picton, Ontario K0K 2T0**

**KEY MAP →**

CORPORATION OF THE COUNTY OF PRINCE EDWARD  
URBAN BOUNDARY OF PICTON

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



 Subject Lands