



# Planning Rationale

**To: Emily Overholt, Intermediate Planner**

**From: RFA Planning Consultant Inc.**

**Cc: Brad Bamford Holdings Ltd. (Owner)**

**Date: February 14, 2024**

**Re: Application for Rezoning – 3131 Victoria Road, Ward 4 – Ameliasburgh, County of Prince Edward**

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This memo is to summarize our planning opinion in support of a Rezoning Application for the subject property, municipally known as 3131 Victoria Road, in Ward 4 – Ameliasburgh. We have analyzed the *Provincial Planning Statement* (PPS) and the County of Prince Edward Official Plan general “Rural Land” policies, along with applicable County of Prince Edward Comprehensive Zoning By-law provisions for the requested site-specific “Rural 3 (RU3-XX) Zone”, and offer the following planning opinion in support of the subject Rezoning. Below is a summary of our analysis.

## **BACKGROUND**

RFA Planning Consultant Inc. was retained in July, 2021 by the property owner, Brad Bamford Holdings Ltd., to undertake a Rezoning application to permit an event / retreat venue on the subject lands. The site is legally described as Part of Lots 105 and 106, Concession 2, Township of Ameliasburgh, except lands described in PE152278 and except Part 3 on Plan 47R-2102, Now in the Municipality of the County of Prince Edward. The subject property, municipally known as 3131 Victoria Road, has an area of 48.1 hectares (118.8 acres) with 808.8 metres (2,653.5 feet) of frontage on the south side of Victoria Road and 215.1 metres (705.7 feet) of frontage on the east side of Loyalist Parkway.

The subject property is designated “Rural Land” on Schedule ‘A-1’: Land Use Designations of the County of Prince Edward Official Plan and is within the “Rural 3 (RU3) Zone” and “Environmental (EP) Zone” of County of Prince Edward Comprehensive Zoning By-law No. 1816-2006. **Table 1**, below, provides a background summary of the subject property.

**TABLE 1: BACKGROUND SUMMARY**

PIN 55012-0054	
<b>Legal Description</b>	Part of Lots 105 and 106, Concession 2, Township of Ameliasburgh, except lands described in PE152278 and except Part 3 on Plan 47R-2102, Now in the Municipality of the County of Prince Edward
<b>Civic Address</b>	3131 Victoria Road
<b>Lot Area</b>	48.1 hectares
<b>Lot Frontage</b>	808.8 metres (south side of Victoria Road) 215.1 metres (east side of Loyalist Parkway)
<b>Access</b>	Victoria Road
<b>Official Plan Designation</b>	Rural Land (Schedule ‘A-1’: Land Use Designations)
<b>Zoning</b>	Rural 3 (RU3) Zone; Environmental Protection (EP) Zone (Schedule A4-West)

Currently, a single-detached dwelling and five outbuildings exist on the subject property. The dwelling, built in 1926, is serviced by municipal water and private individual septic systems. More specifically, the barn and two-storey garage were built in 1913. As shown on **Figure 1**, below, the site (outlined in yellow) is located on Victoria Road, a Local Road, and Loyalist Parkway, a Tourism Corridor (Municipal), and surrounded by Rural and Rural Residential uses. A National Defence 8 Air Communications and Control Squadron receiver site abuts the subject property to the west.

A site visit was conducted on November 1, 2021. The following photographs depict the existing conditions of the subject property.

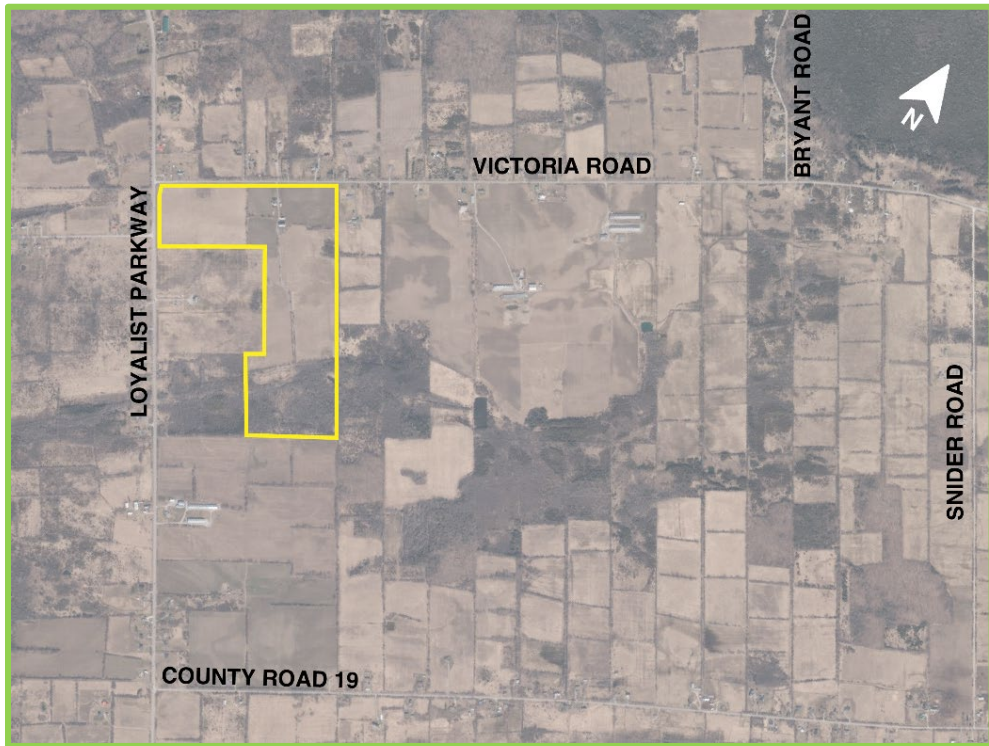


FIGURE 1 – LOCATION MAP



3131 Victoria Road – View of existing gravel driveway looking north toward Victoria Road.



**3131 Victoria Road – View of northwest field  
looking west toward Loyalist Parkway.**



**3131 Victoria Road – View of northeast field looking east.**



3131 Victoria Road – View of existing two-storey dwelling looking south.



3131 Victoria Road – View of existing storage building and barn looking southeast from porch of existing dwelling.



3131 Victoria Road – View of existing storage building and two-storey garage looking south.



3131 Victoria Road – View of existing two-storey garage and barn looking south.



**3131 Victoria Road** – View of existing dwelling and storage building looking north from second-floor patio of garage.



**3131 Victoria Road** – View of east field looking east from second-floor patio of garage.



3131 Victoria Road – View of barn and second-floor patio of garage looking south.



3131 Victoria Road – Interior view of second-floor lounge of garage.



**3131 Victoria Road – View of barn and central driveway looking southwest;  
National Defence receiver site (background).**



**3131 Victoria Road – View of central driveway and barn looking north.**



3131 Victoria Road – Interior view of barn loft.



3131 Victoria Road – View of proposed parking area looking southwest;  
National Defence receiver site.

## APPLICATION FOR REZONING

The subject Rezoning application requests to permit an event / retreat venue within the existing barn and second floor of the existing two-storey garage through a site-specific Rural 3 (RU-XX) Zone. It is further requested to amend Schedule A4-West of Comprehensive Zoning By-law No. 1816-2006 to denote a site-specific Rural 3 (RU-XX) Zone on the subject property. The existing Environmental Protection (EP) Zone is to remain.

The proposed development is an adaptive re-use of a barn and two-storey garage that is located on the same lot as, and will be secondary to, the principal agriculture use. The owners have been in the process of restoring barn and garage and improving their structural integrity for many years. The proposed adaptive re-use will consist of less than 2 % of the lot area. No single building on the property will exceed a gross floor area of 500 square metres. The existing central driveway will be used to access the proposed parking areas. No retail sales or outdoor storage is proposed. The owner intends to only offer either the barn or the second-floor lounge for any particular event / retreat. Use of the existing dwelling for accommodations, either stand-alone or in association with the event / retreat venue, is not proposed.

## CONSISTENCY WITH THE PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (PPS) applies to all planning applications effective October 20, 2024. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS.

**Table 2**, below, analyzes how the subject Rezoning application is consistent with the PPS. The left column of the chart consists of the relevant policies in *italics*, while the planning analysis is provided in the right column.

**TABLE 2: PPS POLICY ANALYSIS**

PPS POLICY	PLANNING ANALYSIS
<b>CHAPTER 2: BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES</b>	
<b>2.5 RURAL AREAS IN MUNICIPALITIES</b>	
<p><i>1. Healthy, integrated and viable rural areas should be supported by:</i></p> <p><i>a) building upon rural character, and leveraging rural amenities and assets;</i></p>	<p><b>a)</b> The proposed event / retreat venue is an adaptive re-use of a barn and 2-storey garage that the owner has been restoring and improving their structural integrity for many years will leverage rural assets and</p>

PPS POLICY	PLANNING ANALYSIS
<p><i>b) promoting regeneration, including the <u>redevelopment of brownfield sites</u>;</i></p> <p><i>d) using rural <u>infrastructure and public service facilities</u> efficiently;</i></p> <p><i>e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;</i></p> <p><i>f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;</i></p> <p><i>g) conserving biodiversity and considering the ecological benefits provided by nature;</i></p>	<p>maintain the rural character of the area.</p> <p><b>b)</b> The proposed adaptive re-use of existing barn and two-storey garage structures is considered regeneration, which is promoted.</p> <p><b>d)</b> The proposed redevelopment will leverage its proximity to a tourism corridor (Loyalist Parkway), nearest fire hall and municipal water services and facilitate their more efficient use.</p> <p><b>e)</b> The proposed event / retreat venue will diversify the economic base along the Loyalist Parkway, a designated and well-established tourism corridor, which is promoted.</p> <p><b>f)</b> The proposed adaptive re-use of the existing barn and two-storey garage will provide for sustainable and diversified tourism by leveraging historical / cultural assets of the site.</p> <p><b>g)</b> The proposed events venue is to be contained within existing barn and garage structures, which are approximately 892 metres from the existing Environmental Protection (EP) Zone on-site that will remain undisturbed. The site is an active farm and biodiversity is understood to be focussed in the wetland area on-site. The Stormwater Brief considers the benefits provided by nature by leveraging the site’s rural location and features.</p>
<b>2.6 RURAL LANDS IN MUNICIPALITIES</b>	
<p><i>1. On <u>rural lands</u> located in municipalities, permitted uses are:</i></p> <p><i>g) other rural land uses.</i></p>	<p>The proposed event / retreat venue is considered an other rural land use, which is permitted.</p>

PPS POLICY	PLANNING ANALYSIS
<p><i>2. Development that can be sustained by rural service levels should be promoted.</i></p>	<p>The proposed event / retreat venue will be serviced by municipal water, individual on-site sewage systems and on-site fire protection. The Sewage Servicing Study prepared in support of the subject Rezoning application confirm the proposed development can be sustained by individual on-site sewage and on-site fire protection, which are rural service levels.</p>
<p><i>3. Development shall be appropriate to the <u>infrastructure</u> which is planned or available, and avoid the need for the uneconomical expansion of this <u>infrastructure</u>.</i></p>	<p>The Sewage Servicing Study and Development Entrance Brief prepared in support of the subject Rezoning confirm the proposed redevelopment is appropriate to the existing municipal water service and road access available to the subject property. No expansion of municipal infrastructure is required to support the proposed redevelopment.</p>
<p><i>4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.</i></p>	<p>The proposed event / retreat venue will be located on an active farm within existing farm buildings, which are well separated from the nearest barn providing sufficient agricultural protection. This has been confirmed by completing a Minimum Distance Separation (MDS) formulae.</p>
<p><i>5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the <u>minimum distance separation formulae</u>.</i></p>	<p>A MDS formulae has been completed in support of the subject Rezoning that concludes the proposed event / retreat venue complies with the MDS formulae.</p>
<b>CHAPTER 3: INFRASTRUCTURE AND FACILITIES</b>	
<b>3.2 TRANSPORTATION SYSTEMS</b>	
<p><i>1. <u>Transportation systems</u> should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.</i></p>	<p>The Development Entrance Brief prepared in support of the subject Rezoning concludes that the existing driveway entrance and the surrounding road system are safe and adequate to</p>

PPS POLICY	PLANNING ANALYSIS
	address the projected needs of the proposed redevelopment with no mitigation required.
<p><i>2. Efficient use should be made of existing and planned <u>infrastructure</u>, including through the use of <u>transportation demand management strategies</u>, where feasible.</i></p>	<p>The proposed redevelopment will facilitate more efficient use of existing transportation (Loyalist Parkway Tourism Corridor and Victoria Road) and servicing (municipal water) infrastructure.</p>
3.5 LAND USE COMPATIBILITY	
<p><i>1. <u>Major facilities</u> and <u>sensitive land uses</u> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <u>adverse effects</u> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <u>major facilities</u> in accordance with provincial guidelines, standards and procedures.</i></p>	<p>A MDS calculation has been completed in support of the subject Rezoning, and concludes that the proposed event / retreat venue complies with the minimum distance separation formulae. A Noise Impact Study has been prepared in support of the subject Rezoning that concludes the proposed redevelopment can operate in compliance with provincial noise guidelines (NPC-300) and municipal noise control by-laws.</p>
3.6 SEWAGE, WATER AND STORMWATER	
<p><i>1. Planning for <u>sewage</u> and <u>water services</u> shall:</i></p> <p><i>a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing <u>municipal sewage services</u> and <u>municipal water services</u> and existing <u>private communal sewage services</u> and <u>private communal water services</u>;</i></p> <p><i>b) ensure that these services are provided in a manner that:</i></p> <ol style="list-style-type: none"> <li><i>1. can be sustained by the water resources upon which such services rely;</i></li> <li><i>2. is feasible and financially viable over their life cycle;</i></li> </ol>	<p><b>a)</b> The subject lands are presently serviced by municipal water that will be more efficiently used and optimized by adding users from the proposed redevelopment, which is promoted.</p> <p><b>b)</b> The site is already serviced by municipal water, which is available. Human health and safety are protected by the provision of municipal water and a new septic system that is well separated from any surface water features. On these bases, there is no apparent concern regarding protection of the natural environment.</p>

PPS POLICY	PLANNING ANALYSIS
<p>3. <i>protects human health and safety, and the natural environment, including the <u>quality and quantity of water</u>; and</i></p> <p>4. <i>aligns with comprehensive municipal planning for these services, where applicable.</i></p> <p>c) <i>Promote water and energy conservation and efficiency;</i></p> <p>d) <i>integrate servicing and land use considerations at all stages of the planning process;</i></p> <p>f) <i>be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.</i></p>	<p>c) The proposed events venue will be constructed to Ontario Building Code water and energy efficiency standards.</p> <p>d) A Fire Protection Assessment and a Sewage Servicing Study have been prepared in support of the subject Rezoning application that integrate servicing and land use considerations.</p> <p>f) The proposed event / retreat venue will be serviced by municipal water and individual on-site sewage systems in accordance with the servicing options outlined in policy 3.6.2 and 3.6.4, analyzed below.</p>
<p>2. <i><u>Municipal sewage services</u> and <u>municipal water services</u> are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, <u>municipal sewage services</u> and <u>municipal water services</u> include both centralized servicing systems and decentralized servicing systems.</i></p>	<p>The site is currently serviced by municipal water, which is preferred to support protection of the environment and minimize potential risks to human health and safety.</p>
<p>4. <i>Where <u>municipal sewage services</u> and <u>municipal water services</u> or <u>private communal sewage services</u> and <u>private communal water services</u> are not available, planned or feasible, <u>individual on-site sewage services</u> and <u>individual on-site water services</u> may be used provided that site conditions are suitable for the long-term provision of such services with <u>no negative impacts</u>.</i></p> <p><i>At the time of the official plan review or update, planning authorities should assess the long-term impacts of <u>individual on-site sewage services</u> and <u>individual on-site water services</u> on environmental health and the financial</i></p>	<p>The subject property is currently serviced by an individual on-site sewage system. The Sewage Servicing Study prepared in support of the subject Rezoning concludes that site conditions will be able to support a new sewage system to service the proposed event / retreat venue with no negative impacts.</p>

PPS POLICY	PLANNING ANALYSIS
<p><i>viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.</i></p>	
<p><b>5.</b> <i>Partial services shall only be permitted in the following circumstances:</i></p> <p><i>a) where they are necessary to address failed <u>individual on-site sewage services</u> and <u>individual on-site water services</u> in existing development;</i></p> <p><i>b) within <u>settlement areas</u>, to allow for infilling and minor rounding out of existing development on <u>partial services</u> provided that site conditions are suitable for the long-term provision of such services with <u>no negative impacts</u>; or</i></p> <p><i>c) within rural <u>settlement areas</u> where new development will be serviced by <u>individual on-site water services</u> in combination with <u>municipal sewage services</u> or <u>private communal sewage services</u>.</i></p>	<p>A historical decision was made to extend water service to Consecon approximately 2.5 kilometres to the south of the site that is subject to a servicing agreement between the City of Quinte West and County of Prince Edward. On this basis, the partial municipal water and individual on-site sewage services for the site is an existing condition not subject to further planning review.</p>
<p><b>6.</b> <i>In rural areas, where <u>partial services</u> have been provided to address failed services in accordance with policy 3.6.5.a), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing <u>partial service</u> and provided that site conditions are suitable for the long-term provision of such services with <u>no negative impacts</u>.</i></p>	<p>The subject property is located within a rural area that is already on partial services. Any works required to service the proposed event / retreat venue will be on private property and be the responsibility of the land owner, which will not entail any financial impact to the municipality. The Sewage Servicing Study prepared in support of the Rezoning concludes that site conditions are suitable for a new sewage system to service the proposed event / retreat venue with no negative impacts.</p>
<p><b>8.</b> <i>Planning for stormwater management shall:</i></p> <p><i>a) be integrated with planning for <u>sewage and water services</u> and ensure that systems are optimized, retrofitted as appropriate,</i></p>	<p>A Stormwater Brief has been prepared in support of the subject Rezoning application that integrates with planning for sewage and water services. It has been concluded the proposed</p>

PPS POLICY	PLANNING ANALYSIS
<p><i>feasible and financially viable over their full life cycle;</i></p> <p><i>b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</i></p> <p><i>c) minimize erosion and changes in water balance including through the use of <u>green infrastructure</u>;</i></p> <p><i>d) mitigate risks to human health, safety, property and the environment;</i></p>	<p>redevelopment of the site will not result in a significant increases in storm water volumes and contaminant loads. There are no natural hazards within a reasonable distance of the proposed redevelopment that require mitigating risks to human health, safety, property and the environment.</p>
<b>CHAPTER 6: IMPLEMENTATION</b>	
<b>6.2 COORDINATION</b>	
<p><i>1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:</i></p> <p><i>a) managing and/or promoting growth and development that is integrated with planning for <u>infrastructure</u> and <u>public service facilities</u>, including schools and associated child care facilities;</i></p> <p><i>c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;</i></p> <p><i>d) <u>infrastructure</u>, <u>multimodal transportation systems</u>, <u>public service facilities</u> and <u>waste management systems</u>.</i></p>	<p>We understand that the Municipality will co-ordinate with other agencies, boards and service managers for such matters as infrastructure and natural heritage.</p>

### CONFORMITY TO THE COUNTY OF PRINCE EDWARD OFFICIAL PLAN (2021)

The County of Prince Edward Official Plan was approved by the Ministry of Municipal Affairs and Housing on July 7, 2021, with its effective date being July 8, 2021. A general amendment to the Official Plan was passed on June 27, 2023 (OPA No. 2). The lands are designated “Rural” on Schedule ‘A-4’: Land Use Designations.

Schedule ‘B’: Natural Features & Areas identifies a “Coastal Wetland” on-site. Loyalist Parkway is classified as a “Tourism Corridor (Municipal)” on Schedule ‘F-1’: Recreation & Tourism.

Table 3, below, analyzes how the subject Rezoning Application conforms with the County of Prince Edward Official Plan. Relevant policies are listed in the left column of the chart in *italics*, while the planning analysis is provided in the right column.

TABLE 3: PRINCE EDWARD COUNTY OFFICIAL PLAN ANALYSIS

PRINCE EDWARD COUNTY OFFICIAL PLAN	PLANNING ANALYSIS
<b>2.0 COUNTY CONTEXT AND FUTURE DIRECTION</b>	
<b>2.3 A Vision for the Future</b>	
<b>2.3.1 Principles</b>	
<p><i>ii. In all areas of the County, the creation of healthy, livable, resilient, and where appropriate, complete communities will be embraced by establishing and implementing solutions for:</i></p> <ul style="list-style-type: none"> <li>- <i>encouraging and supporting the growth and prosperity of businesses and their ability to generate employment opportunities;</i></li> <li>- <i>ensuring safe and accessible built environments that provide opportunities and infrastructure for active transportation, recreation and social interaction;</i></li> </ul>	<p>The requested Rezoning will permit an adaptive re-use of an existing barn and two-storey garage. The existing barn is proposed to meet accessibility standards through the addition of a ramp and raised outdoor terrace for second floor access. The proposed event / retreat venue is understood to serve as infrastructure for social interaction.</p>
<p><i>v. The Countryside is important to the County and its quality of life and quality of place; there is a significant and growing rural community and tourism activities are encouraged. The Prince Edward County countryside, including scenic vistas, farmlands demarcated by tree-lines/fence bottoms and abundant cultural heritage assets, is a fundamental component of the County’s identity and character. Rural Lands, Rural Industrial Lands and Aggregate Resource Lands are interconnected with the County’s Settlement</i></p>	<p>The subject property is located within the Countryside on Rural Land, where tourism activities are encouraged. The proposed redevelopment seeks to leverage rural assets, being adaptive re-use of the existing barn and two-storey garage, which will diversify use of the farm for tourism. The wetland on-site is approximately 425 metres to the proposed parking area, which is understood can sufficiently protect natural heritage. The existing barn and two-storey garage are outside of the</p>

PRINCE EDWARD COUNTY OFFICIAL PLAN	PLANNING ANALYSIS
<p><i>Areas in terms of markets, services, resources and amenities. It is important to leverage rural assets and amenities including traditional and emerging agricultural and non-agricultural uses, such as diversified tourism, alongside limited residential development, while protecting the environment and agricultural resources as a foundation for a sustainable economy. Further, the County supports the sustainable development of mineral aggregate resources in the Countryside which recognizes the complex balance between the economic, social, and environmental factors in land use planning.</i></p>	<p>MDS setback and agricultural resources can be protected.</p>
<p><i>ix. The County's local economy will provide meaningful year-round employment for residents, and will continue to be connected to a strong and comprehensive base of agricultural assets, while encouraging multi-sector entrepreneurship, including knowledge-based businesses, such as in education, health care and technology. The economy will be balanced by a diverse tourism sector that capitalizes on local culinary, cultural and natural attractions, such as art galleries, wineries, breweries, wedding venues, restaurants, beaches, marinas, trails, parks, and wildlife viewing opportunities.</i></p>	<p>It is understood the proposed event / retreat venue can support the local economy and its tourism sector.</p>
<b>2.4 Growth Management</b>	
<b>2.4.1 Approach</b>	
<p><i>b) It is anticipated that growth opportunities in the County over the next 25 years will include:</i></p>	<p>The proposed redevelopment is on an active farm and can be considered an on-farm diversified use where growth is anticipated.</p>

PRINCE EDWARD COUNTY OFFICIAL PLAN	PLANNING ANALYSIS
<p><i>iii. Expanded agricultural, agriculture-related and on-farm diversified uses, including agri-tourism, in the Agricultural areas and Rural Lands;</i></p>	
<b>2.4.2 Objectives</b>	
<p><b>Objective 1</b> <i>Ensure that growth opportunities support sustainability, a strong economy and healthy, livable and strive for complete communities.</i></p>	<p>The requested Rezoning will support sustainability by permitting adaptive re-use of existing barn and second-storey garage, and increased efficiency the of municipal water system.</p>
<p><b>Objective 2</b> <i>Promote and facilitate a full range of appropriate forms of development throughout the County.</i></p>	<p>The proposed adaptive re-use of an existing barn and two-storey garage is considered an appropriate form of development as the area’s rural character can be maintained.</p>
<p><b>Objective 3</b> <i>Provide flexibility within the policy framework established in this Plan that allows the County to review development proposals on their merits and on a site-specific basis, but in keeping with the overall goals of the plan.</i></p>	<p>If approved, the requested Rural 3 (RU3-XX) Zone will permit site-specific provisions while implementing the overall goals of the Official Plan.</p>
<p><b>Objective 4</b> <i>Accommodate an appropriate range and mix of residential and employment uses – including industrial, commercial, tourism related, agricultural, rural and institutional uses – as well as recreational and conservation uses to meet long-term needs of residents, businesses and the tourism industry.</i></p>	<p>The subject Rezoning, if approved, will accommodate an event / retreat venue, which is considered a tourism-related use that can help to meet long-term needs of residents and the tourism industry.</p>
<p><b>Objective 5</b> <i>Promote compatible development and land use patterns, and ensure that new development does not cause environmental or public health and safety concerns or negatively impact the</i></p>	<p>A MDS calculation has been completed in support of the subject Rezoning and it has been concluded that the proposed events venue complies with the minimum distance separation formulae and is compatible with surrounding</p>

PRINCE EDWARD COUNTY OFFICIAL PLAN	PLANNING ANALYSIS
<p><i>agricultural community or natural heritage features and systems.</i></p>	<p>agricultural operations. A Noise Impact Study has been prepared in support of the subject Rezoning that recommends a sound level meter be used to enforce the sound level limit in the buildings. On these bases, it is understood compatible development and land use patterns can be promoted. The nearest portion of the proposed redevelopment will be approximately 425 metres from the on-site wetland, which is already protected by an Environmental Protection (EP) Zone, and is not anticipated to negatively impact that feature.</p>
<p><b>Objective 6</b> <i>Promote development standards and land use patterns that will sustain the financial, social, cultural and environmental well-being of the County over the long term.</i></p>	<p>The proposed adaptive re-use of the existing barn and two-storey garage serviced by existing municipal water is considered a development standard and land use pattern that can assist in sustaining the financial, social, cultural and environmental well-being of the County over the long term.</p>
<p><b>Objective 7</b> <i>Ensure that necessary and appropriate infrastructure systems and public service facilities are, or will be available to meet the anticipated growth of the County.</i></p>	<p>The Development Entrance Brief, Sewage Servicing Study and Fire Protection Letter prepared in support of the subject rezoning demonstrates existing infrastructure systems and public service facilities are available to meet the needs of the proposed redevelopment.</p>
<p><b>Objective 8</b> <i>In order to attract new commerce/industries, the County will service sufficient lands with water and sanitary sewer services and will market the County's amenities and quality of life. The development of industrial uses will be permitted in the rural areas of the County.</i></p>	<p>The site is already serviced by municipal water.</p>

PRINCE EDWARD COUNTY OFFICIAL PLAN	PLANNING ANALYSIS
<b>2.5 Policies</b>	
<p>a) <i>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.</i></p> <p><i>Appropriate development on Rural Lands, on Rural Industrial Lands, in Agricultural areas and on Shore Lands will also be supported, and is considered an integral part of the County's growth management and economic development strategies.</i></p>	<p>a) The proposed event / retreat venue, within an existing barn and two-storey garage on an active farm fronting onto a Tourism Corridor, is considered appropriate development on Rural Lands, which is supported.</p>
<p>f) <i>In the Countryside and specifically on lands designated as Rural Lands, Rural Industrial Lands, Open Space Lands and Shore Lands of the County, new development applications shall be reviewed by the County with consideration of the following criteria:</i></p> <p><i>iii. Development shall be appropriate to the ability to provide cost-effective sanitary sewage treatment, water supply and road infrastructure, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure;</i></p> <p><i>iv. New land uses, including the creation of lots, and new or expanding livestock facilities, shall be in accordance with the Minimum Distance Separation (MDS) Formulae; and</i></p>	<p>f) The proposed redevelopment is on Rural Lands in the Countryside that will not require expansion to existing municipal water and roads. A Minimum Distance Separation formulae has been prepared in support of the subject Rezoning and its compliance has been confirmed. The wetland on-site is already identified and protected by an Environmental Protection (EP) Zone that will remain unchanged as a result of subject Rezoning and proposed redevelopment. The proposed event / retreat venue within an existing barn and two-storey garage on an active farm will provide an opportunity for a use that can build a diversified rural economy while supporting a rural lifestyle. It</p>

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<p>v. <i>Identified significant natural heritage features and areas and their associated ecological functions shall be protected from any negative impact related to the proposed development.</i></p> <p>vi. <i>Rural Lands may accommodate development and provide for an opportunity for a range of uses to support a rural lifestyle and build a diversified rural economy. In addition to limited residential development via severance (consents), a range of recreational, agricultural, tourism, and other appropriate economic opportunities that are compatible with the rural landscape and can be sustained by rural service levels, will be promoted. Opportunities shall be retained to locate new or expanding land uses that require separation from other uses.</i></p>	<p>has been determined through planning analysis, Sewage Servicing Study, Fire Protection Assessment and a Noise Impact Study, that the proposed tourism use can be compatible with the rural landscape and sustained by rural levels of service, which is promoted. To reiterate, a Minimum Distance Separation formulae has been prepared in support of the subject Rezoning that confirms there will be adequate separation between the proposed redevelopment and a nearby livestock facility.</p>
<b>3.0 SHAPING THE COUNTY – GENERAL DEVELOPMENT POLICIES</b>	
<b>3.1 Environmental Protection and Enhancement</b>	
<b>3.1.2 Objectives</b>	
<p><b>Objective 1</b> <i>Maintain, restore, and enhance the health and biodiversity of the County’s natural heritage features and their associated ecological functions and protect them from incompatible development.</i></p>	<p>A coastal wetland exists on-site, which is currently protected by an Environmental Protection (EP) Zone, will be maintained by the subject Rezoning.</p>
<p><b>Objective 4</b> <i>Manage land uses and development to avoid negative impacts on water quality and the integrated hydrological/hydrogeological functions of wetlands, watercourses and groundwater resources.</i></p>	<p>The proposed redevelopment is not within a reasonable distance to any surface water or wetlands and there are no apparent water quality concerns. The Sewage Servicing Study prepared in support of the proposed development confirms there will be no negative water</p>

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	<p>quality impacts on nearby groundwater resources. The Stormwater Brief prepared in support of the subject Rezoning considers storm water quality and has confirmed no conveyance measures are necessary for the proposed redevelopment.</p>
<b>3.1.3 Natural Heritage System Policies</b>	
<p>6) <i>The natural environment is one important consideration in the determination of how development can proceed. The Plan promotes the following general approaches:</i></p> <p>c) <i>Tourist commercial development, industrial development and other major developments, have a greater potential for adverse impacts on the natural environment. Such development can be properly located within the Countryside and can be planned to ensure that there are no negative impacts on the natural environment.</i></p>	<p>6) The proposed event / retreat venue is not within a reasonable distance to the coastal wetland on-site. Given their approximate 425-metre separation, there is no apparent concern of potential adverse impacts from the proposed redevelopment to the wetland on-site.</p>
<b>3.2 Economic Prosperity</b>	
<b>3.2.3 Economic Development Policies</b>	
Agricultural Assets	
<p>1) <i>Agriculture has long been the principal land use within the County and is an integral part of protecting the County's quality of place acting as a social, environmental, and economic driver. The County supports economic development initiatives in the agricultural sector to attract new farmers, and to keep as many farms in business as long as possible. These initiatives include:</i></p> <p>g) <i>Encouragement of economic development activities on-site that are intended to capture an increased share</i></p>	<p>The proposed adaptive re-use of an existing barn and two-storey garage located on an active farm is an encouraged economic development activity as it will contribute to the farm income, will not conflict with agricultural operations nor with provincial safety and health legislation.</p>

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<p><i>of tourism expenditures through developments that contribute to farm incomes, and do not conflict with agricultural operations or with applicable Provincial safety and health legislation;</i></p>	
<p>Tourism</p>	
<p>3) <i>The County shall recognize and promote recreation-based tourism opportunities in the following areas shown on Schedules 'F-1 and F-2': Recreation &amp; Tourism;</i></p> <p>b) <i>Tourism Corridors;</i></p>	<p>3) Event / retreat venues are considered recreation-based tourism, which shall be promoted along a designated Tourism Corridor (Loyalist Parkway) to which the site has frontage.</p>
<p>4) <i>Tourism opportunities shall be further emphasized and encouraged by:</i></p> <p>c. <i>Promoting and supporting year-round tourism related ventures such as ice fishing, snow shoeing, cross country skiing, dog sledding, nature walk, snowmobiling, etc. by ensuring facilities have required parking and accommodation.</i></p>	<p>4) The proposed event / retreat venue is intended to operate as a year-round tourism-related venture, which is encouraged. With this, the required parking will be maintained on a year-round basis the same.</p>
<p>5) <i>Tourism opportunities shall also be encouraged, supported and permitted in other land use designations as long as they satisfy the intent of the designation</i></p>	<p>5) Relevant policies for the Rural Lands designation, where appropriately scaled commercial tourism opportunities are permitted, are analyzed below.</p>
<p>7) <i>Developing new or expanding linkages between the County's cultural and agricultural assets, such as museums, special event venues, galleries, artist studios, vineyards, and agri-tourism related businesses will be encouraged and promoted</i></p>	<p>7) It is understood the proposed adaptive re-use of an existing barn and two-storey garage on an active farm along a designated Tourism Corridor (Loyalist Parkway) can expand linkages between the</p>

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<i>in support of their potential for economic growth within the Municipality.</i>	County’s cultural and agricultural assets, which is encouraged.
<b>3.3 Liveable Community</b>	
<b>3.3.7 Design Policies</b>	
1) <i>Development patterns and the detailed design of the public and private realm throughout the County shall contribute positively towards the quality of place experience that has attracted residents, visitors and businesses to Prince Edward County, to ensure the County remains an attractive place to live, work and play in the decades to come.</i>	1) The proposed adaptive re-use of the existing barn and two-storey garage, which can be clearly seen all times of day from a designated Tourism Corridor (Loyalist Parkway), are intended to continue to provide a quality of place to the immediate area.
3) <i>The principle of compatible development will be applied to all applications for development to ensure the sensitive integration of new development with existing built forms and landscapes in a way that contributes to the character of the local area and enhances the image and character of the County.</i>	3) The proposed adaptive re-use of the existing barn and two-storey garage represents compatible development and is intended to sensitively integrate with the rural character of the area and enhance the image of the County.
4) <i>Within the framework of compatible development, the County shall support and encourage contemporary architecture and design approaches that interpret and enrich living culture. Particular attention shall be paid to the following design considerations when evaluating any application for development:</i>  <i>a) building height will generally be compatible with the prevailing building heights in proximity to the development;</i>	4) The barn and garage structures have existed for over one hundred years and their heights and massing are understood to be representative of typical rural development and compatible with other farmsteads in the area. The proposed deck around the barn is understood not to be within a reasonable distance to residential buildings and their outdoor amenity areas, and there are no apparent privacy concerns. The existing barn and two-storey garage will be protected by their adaptive re-use. The nearest portion of the proposed redevelopment will

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<p>b) <i>building massing will be compatible with the prevailing forms of the surrounding buildings with respect to the visible volume and scale of the building from the street;</i></p> <p>c) <i>the siting, scale and massing will not interfere with the provision of adequate privacy conditions for adjacent residential buildings and their outdoor amenity areas;</i></p> <p>d) <i>the siting, building design and landscape design will protect and enhance cultural and natural heritage features on or adjacent to the development site; and</i></p> <p>e) <i>buildings will be oriented to the street with setbacks that are consistent with other buildings in the area.</i></p>	<p>be approximately 425 metres from the on-site wetland, which is already protected by an Environmental Protection (EP) Zone. The existing buildings on-site are over one hundred years old and are considered to be oriented in a classic farmstead arrangement, where their setback from adjacent public roads exceed Zoning By-law requirements.</p>
Green Design Initiatives	
<p>11) <i>The County shall promote waste reduction and diversion of waste from landfill by encouraging all new development to:</i></p> <p>f) <i>Incorporate existing heritage properties in situ through retention, restoration, and adaptive reuse to avoid further construction waste.</i></p>	<p>11) The proposed adaptive re-use of the existing barn and two-storey garage, which can promote waste reduction.</p>
<p>12) <i>The County shall support efforts to mitigate light pollution by ensuring that exterior lighting is properly shielded and does not fall outside of the property envelope and that interior lighting does not extend to the exterior of the property.</i></p>	<p>12) Further to pre-consultation, a Photometric Plan will be prepared at the time of Site Plan Control to demonstrate exterior lighting is properly shielded, and that the proposed indoor lighting will not extend to the exterior of the property.</p>

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<b>3.4 Infrastructure</b>	
<b>3.4.3 Water and Sanitary Sewer Services Policies</b>	
<p>3) <i>In general, new development will focus growth first within the Urban Centres, and, as a second priority, within the Villages. New development within the Hamlets, Rural Lands, and Shore Lands will also be permitted as a third priority. New development within the Agricultural areas may also be permitted, subject to applicability of PPS policies 2.3.5 and 2.3.6.</i></p>	<p>3) The proposed redevelopment is located on Rural Lands, which is permitted as a third priority.</p>
<b>3.4.3.5 Servicing Policies for Rural Lands, Agricultural areas and Shore Lands</b>	
<p>1) <i>On Rural Lands, the Agricultural areas, and Shore Lands, the Municipality may permit individual on-site sewage services and individual on-site water services, only where municipal sewage services and/or municipal water services are not provided.</i></p>	<p>1) The proposed event / retreat venue is on Rural Lands and will be serviced by individual on-site sewage, as municipal sewage services are not provided, which is permitted.</p>
<b>3.4.3.6 Individual on-site water services and on-site sewage services Policies</b>	
<p>1) <i>Individual on-site sewage services and individual on-site water services may only be permitted where site conditions are suitable for the long-term provision of such services with no negative impacts. In addition, these services may only be used for infilling and minor rounding out of existing development.</i></p>	<p>1) A Sewage Servicing Study has been prepared in support of the proposed redevelopment that demonstrates site conditions are suitable for the long-term provision of such services with no negative impacts.</p>
<p>5) <i>For any private sewage treatment system, all requirements of the Municipality shall be met, including the required permits necessary for all existing or newly created lots to be serviced with individual private sewage treatment systems.</i></p>	<p>5) It is understood the proposed individual on-site sewage system will need to meet the requirements of the Municipality.</p>

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<b>3.4.4 Stormwater Management Policies</b>	
<p>1) <i>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.</i></p>	<p>1) The Stormwater Brief prepared in support of the subject Rezoning application, and in accordance with the Province’s Stormwater Management Plan and Design Manual, concludes that the proposed redevelopment will not consist of impervious areas that require storm water management facilities to mitigate the impacts of storm water quality and quantity.</p>
<p>3) <i>In the Rural Lands, Agricultural areas and Shore Lands, best practices including Low Impact Development (LID) for stormwater management will be encouraged, including the use of tree cover and natural vegetation and other permeable surfacing that reduces run off and facilitates groundwater recharge. Grading and drainage shall also mitigate to erosion and siltation that occurs with stormwater management.</i></p>	<p>3) The Stormwater Brief prepared in support of the subject Rezoning application concludes that the existing sheet flow length over vegetated surfaces will continue to provide adequate storm water control. Further to pre-consultation, grading, drainage, erosion and sedimentation control plans will be required at the time of Site Plan Control.</p>
<b>3.4.5 Transportation Policies</b>	
Loyalist Parkway	
<p>14) <i>The Municipality will promote the development of The Loyalist Parkway in a manner that is compatible with its designation as The Loyalist Parkway by:</i></p> <p><i>d) Encouraging only small-scale industrial and commercial development which is in keeping with the Parkways historic character;</i></p>	<p>14) The proposed event / retreat venue is considered a small-scale commercial redevelopment and will be in keeping with the Parkway’s historic character by adaptive re-use of the long-existing barn and two-storey garage, which is encouraged and promoted.</p>

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<b>Local Roads</b>	
<p>20) <i>This classification applies to all other roads serving the traffic movement needs in the Municipality. All major non-farming type of rural development such as resort recreational areas, non-farm residential, rural industrial and other similar uses shall be encouraged to obtain access from these low volume traffic roads and not collector roads. Access for these roads to abutting properties shall be provided subject to the review of municipality for geometrics and safety. The minimum road allowance width for these roads shall be 18 metres. Different road allowance widths may be considered, subject to the satisfaction of the Municipality.</i></p>	<p>20) Access to the proposed event / retreat venue will be from the existing access off a Local Road (Victoria Road). An Entrance Brief has been prepared in support of the proposed redevelopment that concludes no road or entrance improvements are required to meet forecasted traffic volumes.</p>
<p>26) <i>The regulation of entrances onto roadways is required to ensure that public safety is achieved and the function of the roadway is not compromised. In considering the nature of access to be permitted to roads from abutting lands, regard shall be had for the following criteria:</i></p> <p>c) <i>Direct access from abutting lots to local roads would generally be permitted.</i></p>	<p>26) The existing access is from a Local Road (Victoria Road), which is permitted. The Development Entrance Brief prepared in support of the subject Rezoning application concludes that both Victoria Road and the existing property entrance will be acceptable for the proposed redevelopment.</p>
<b>4.0 THE COUNTY LAND USE DESIGNATIONS</b>	
<b>4.4 The Countryside</b>	
<b>4.4.1 Rural Lands Designation</b>	
<b>4.4.1.2 Policies</b>	
<p>1) <i>The predominant use of land in this designation shall be all types, sizes and intensities of resource based, recreational, tourism, limited residential and rural businesses that support the prosperity of the</i></p>	<p>1) The subject property is designated Rural Land. The proposed event / retreat venue is a commercial use that is deemed appropriate in scale and understood can support the</p>

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<p><i>rural area. Specifically, the following uses may be permitted within this designation:</i></p> <p><i>b) Commercial uses, including tourism opportunities, which are appropriate in scale and are part of, and support, the rural and agricultural economy;</i></p> <p><i>d) Community and recreational uses;</i></p>	<p>local economy and its tourism sector, which is permitted.</p>
<p>2) <i>The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. Development of any specific permitted use shall be subject to the policies of this Plan.</i></p>	<p>2) The subject Rezoning requests to add an event / retreat venue as a permitted use to a site-specific Rural 3 (RU3-XX) Zone.</p>
<p>3) <i>Rural Lands are identified on Schedule ‘A’: Land Use Designations and include areas where agriculture continues to be active, but where soils are predominantly shallow and non-agricultural uses have developed. The Rural Lands include lands where Class 4, 5, 6 and 7 soils are predominate, as defined in the “Canada Land Inventory: Soil Capability for Agriculture”, generally predominate.</i></p>	<p>3) The subject property is designated “Rural Land” on Schedule A-1 of the Official Plan.</p>
<p>4) <i>Development in the Rural Lands will be directed to areas:</i></p> <p><i>a) where the development will not negatively impact or constrain agricultural operations;</i></p> <p><i>b) that are well serviced by municipal roads, facilities and other services;</i></p>	<p>4)</p> <p>a) The proposed redevelopment conforms to MDS requirements and will be within existing farm buildings that have existed for over one hundred years, which will not negatively impact or constrain agricultural operations.</p> <p>b) As concluded by the Development Entrance Brief and Sewage Servicing Study prepared in support of the Rezoning application, the</p>

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<p>c) <i>that front on a year-round municipally maintained road that does not require any undue extension of the County road system; and,</i></p> <p>d) <i>where the development will not negatively impact the significant natural heritage features and areas and their associated ecological functions as outlined in Section 3.1 of this Plan.</i></p>	<p>proposed redevelopment is well-serviced by municipal roads and water systems.</p> <p>c) The subject property fronts onto Loyalist Parkway and Victoria Road, year-round municipally maintained roads. The proposed redevelopment does not require any undue extension of the County road system.</p> <p>d) The wetland on-site is approximately 425 metres to the proposed parking area, which is understood will not negatively impact the natural heritage feature nor its ecological functions.</p>
<p>5) <i>Development shall respect the scenic nature of the Rural Lands landscape, and lots shall be of sufficient area to accommodate servicing to the standards of the appropriate authority.</i></p>	<p>5) Adaptive re-use of an existing barn and two-storey garage is understood to respect the scenic nature of the Rural Lands landscape of the area. The proposed parking area has been strategically located to not be visible from public roads. The Sewage Servicing Study prepared in support of the proposed redevelopment confirms there is sufficient area to accommodate servicing to the standards of the appropriate authority.</p>
<p>6) <i>All development in the Rural Lands designation will comply with Minimum Distance Separation (MDS) Formulae established by the Province, as amended from time to time.</i></p>	<p>6) A MDS formulae has been completed in support of the subject Rezoning that concludes compliance of the proposed event / retreat venue.</p>
<p>8) <i>The adaptive reuse of existing heritage structures will be encouraged to preserve cultural heritage buildings and landscapes that would otherwise disappear as a result of</i></p>	<p>8) The proposed adaptive re-use of the existing barn and two-storey garage that are over one hundred years old will preserve cultural heritage</p>

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<p><i>no longer being required for agricultural purposes. Appropriate standards addressing variation in size due to the historic nature of certain structures may be implemented through site specific zoning.</i></p>	<p>buildings and landscapes, which is encouraged. The subject Rezoning does not consist of any request for site-specific provisions to recognize the existing structures.</p>
<p>9) <i>All new development shall reflect as appropriate the Design Policies for Rural Lands and Agricultural areas outlined in Appendix C of this Plan.</i></p>	<p>9) Design Policies for Rural Lands outlined in Appendix C of the Official Plan are analyzed below.</p>
<p>10) <i>Commercial, tourism, recreational and institutional uses within Rural Lands designation shall be permitted subject to the following criteria:</i></p> <ul style="list-style-type: none"> <li><i>a) the use is primarily related to, or serves, the rural economy, agricultural operations or rural-based recreational activities;</i></li> <li><i>b) the lot upon which the use is located is of an adequate size and configuration to support the proposed use and the scale of the operation is appropriate to the site and the surrounding area;</i></li> <li><i>c) the activity is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and on-site private sanitary sewage treatment systems and does not have an adverse effect on neighbouring private wells;</i></li> <li><i>d) recreational and tourism uses shall be related to, and be within proximity to a rural resource that supports the use;</i></li> </ul>	<p>10)</p> <ul style="list-style-type: none"> <li>a) The proposed event / retreat is considered a rural-based recreational activity being an adaptive re-use of farm structures.</li> <li>b) The subject property exceeds the 34-hectare lot area minimum of the Rural 3 (RU3) Zone. The Preliminary Site Plan and Sewage Servicing Study confirm the site is of an adequate size for the scale of the proposed redevelopment.</li> <li>c) The Sewage Servicing Study prepared in support of the subject Rezoning confirms the site is capable of accommodating a new individual on-site sewage system for the proposed redevelopment that will not have adverse effects on neighbouring private wells.</li> <li>d) The proposed redevelopment seeks to leverage a rural resource, being adaptive re-use of the existing barn and two-storey garage, which will diversify use of the farm for tourism.</li> </ul>

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<b>4.5 Overlay Designations and Symbols</b>	
<b>4.5.2 Tourism Corridors</b>	
<p>2) <i>The Tourism Corridors identified include those existing roads in the County which have a historic or scenic value for tourists and travelling visitors. Along the Tourism Corridors, it is the intent of the County to carefully manage development regarding the location, siting and landscaping of new development and to mitigate the visual impacts of less desirable roadside features such as billboards, waste disposal sites and industrial land uses.</i></p>	<p>2) Loyalist Parkway, of which the subject property has frontage, is identified as a Tourism Corridor. The proposed event / retreat venue will be within an existing farmstead of buildings that have existed for over one hundred years and there is no apparent concern regarding their location and siting. The proposed parking area has been strategically located to not be visible from public roads.</p>
<p>3) <i>The Tourism Corridors identified recognize the important linkages between all the public, non-profit and private sectors in supplying services related to tourism, including the key elements of the Natural Heritage System, the Rural Lands and the Agricultural areas, which together enhance the highly desirable countryside landscape.</i></p>	<p>3) It is understood the proposed event / retreat venue can support the local economy and its tourism sector.</p>
<p>4) <i>Where permitted by the underlying designation along the Tourism Corridors, appropriate tourist-related developments are encouraged in suitable locations. They form the basis for building a critical mass in tourism activities and for making associated municipal decisions related to providing programs and services in support of the tourism industry.</i></p>	<p>4) The proposed event / retreat is considered a rural-based recreational tourism activity, which is permitted within Rural Lands. Its location along a Tourism Corridor, with limited surrounding sensitive land uses that have adequate separation distance, is considered suitable.</p>
<p>7) <i>New high-quality attractions, facilities, services, and events are encouraged along the Tourism Corridors where they are permitted by the underlying designation. They must be compatible with the countryside character</i></p>	<p>7) The proposed event / retreat venue is intended to provide a high-quality facility along a Tourism Corridor, which is encouraged. Adaptive re-use of the existing barn and two-storey garage will maintain</p>

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<i>and charm of the County and are encouraged to be year-round to promote economic development throughout the year.</i>	compatibility with the countryside character and charm of the County. The proposed redevelopment is intended to be year-round, which is encouraged.
8) <i>All new development in Tourism Corridors shall conform to the Policies in this Plan.</i>	8) Relevant Official Plan policies are analyzed in <b>Table 3</b> of this Planning Rationale.
9) <i>All new development in Tourism Corridors shall reflect, as appropriate, the Design Policies in Appendix C of this Plan.</i>	9) Design Policies in Appendix C of the Official Plan are analyzed below.
<b>5.0 THE COUNTY TOOLBOX – IMPLEMENTATION POLICIES</b>	
<b>5.1 Plan Administration</b>	
<b>5.1.1 By-laws</b>	
The Comprehensive Zoning By-Law	
4) <i>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.</i>	4) The subject Rezoning requests to add an event / retreat venue as a permitted use to a site-specific Rural 3 (RU3-XX) Zone.
<b>5.1.5 Site Plan Control</b>	
3) <i>The Municipality may apply and require Site Plan Control for any development, in the following circumstances:</i>  a. <i>If the development is comprised of a mixed-use building or non-residential building or more than one building on one lot.</i>  g. <i>Incorporates elements of County guidelines that articulate relevant matters, standards, designs and</i>	3) The proposed event / retreat venue development comprises of multiple buildings for non-residential use and is understood to require Site Plan Control. Further to pre-consultation, the following will be submitted as part of a complete application for a Site Plan Control:  ✓ Report on Compliance for Change in Major Occupancy ✓ OLS Survey ✓ Site Plan

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<i>procedures applicable to a Site Plan Control approval.</i>	<ul style="list-style-type: none"> <li>✓ Grading Plan</li> <li>✓ Servicing Plan</li> <li>✓ Landscaping Plan</li> <li>✓ Exterior Lighting Plan</li> </ul>
<b>5.1.6 Pre-consultation</b>	
1) <i>To streamline the planning approval process and minimize costs and time delays for the applicant, the Municipality shall require applicants to consult with the municipality prior to applying for any development application.</i>	1) Pre-consultation, although no longer mandatory in accordance with recent changes to provincial legislation, was conducted on May 5, 2022 and Summer, 2023.
<b>5.1.8 Application Requirements</b>	
2) <i>The Municipality, through consultation with approval agencies including provincial ministries, may require specialized studies, plans and/or assessments to be prepared in support of a development application prior to that application being considered complete. The studies will be further outlined in the Municipality's Complete Application By-law outlined in item 1) above.</i>	2) Further to pre-consultation, the following have been prepared as part of a complete application for Rezoning: <ul style="list-style-type: none"> <li>✓ Planning Rationale</li> <li>✓ Concept Plan</li> <li>✓ Entrance Brief</li> <li>✓ Sewage Servicing Study</li> <li>✓ Fire Protection Assessment</li> <li>✓ Storm Water Management Report</li> <li>✓ Noise Impact Study</li> </ul>
3) <i>All required studies, plans or assessments are to be carried out by qualified professionals, as approved by the Municipality and it is recommended that development applications be represented by qualified representatives.</i>	3) All of the required studies, plans and assessments in support of the subject Rezoning are prepared by qualified professionals.
5) <i>Any study, plan or assessment may be subject to a peer review to be carried out by the Municipality, at the expense of the proponent.</i>	5) An Agreement Deposit is provided to the Municipality for the peer review of materials submitted in support of the subject Rezoning application.

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<b>APPENDIX C: DESIGN POLICIES</b>	
<b>C.2 Design Policies for Rural Lands and the Agricultural Area</b>	
<p>a) <i>Development on Rural Lands or within the Agriculture Areas will be in patterns and at densities that do not create negative impacts on the Natural Heritage System and do not compromise the pastoral qualities traditionally associated with the County's countryside.</i></p>	<p>a) The proposed parking area is located approximately 425 metres from the wetland on-site and there are no apparent negative impact concerns on natural heritage. Adaptive re-use of the site's original farm buildings that have existed for over one hundred years is understood will preserve the pastoral qualities of the surrounding countryside.</p>
<p>b) <i>Limited opportunities for new development on Rural Lands and in Agricultural Areas will include consents, the development of second dwelling units, extensions to existing buildings, and other development that promotes the ongoing agricultural economy and resource-based tourism, while preserving the natural resources and the rural character of the County.</i></p>	<p>b) The proposed redevelopment seeks to leverage a rural resource, being adaptive re-use of the existing barn and two-storey garage, which will preserve the rural character of the area. The proposed parking area is located approximately 425 metres from the wetland on-site and the proposed redevelopment will be within existing buildings. On these bases, there are no apparent concerns regarding the preservation of natural resources.</p>
<p>c) <i>Care will be taken to ensure the compatibility of new development with existing land uses, and to preserving the character of rural residential development as a lifestyle alternative to the more urban areas of the County.</i></p>	<p>c) The proposed event / retreat venue will be an adaptive re-use of farm buildings that have existed for over one hundreds years and have a minimum separation of approximately 220 metres to the nearest rural residential development. With this, combined with a Noise Impact Study prepared in support of the subject Rezoning concluding the proposed redevelopment can operate in compliance with provincial noise guidelines (NPC-300) and municipal</p>

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	noise control by-laws, matters of compatibility and preservation of the rural character can be effectively addressed.
<p>d) <i>Rural commercial uses will be encouraged to locate in compact nodes, at centralized areas such as major road intersections, and grouped in such a manner that the surrounding rural landscape and scenic views are retained. Ribbon or strip commercial development, especially along the fringe areas close to the Urban Centres, and Villages shall not be permitted.</i></p>	<p>d) The proposed event / retreat venue is located at the intersection of the Loyalist Parkway (a Tourism Corridor) and Victoria Road. The proposed redevelopment is adaptive re-use of the existing barn and two-storey garage. The proposed parking area has been strategically located to not be visible from public roads. On these bases, the surrounding rural landscape and scenic views can be retained.</p>
<p>e) <i>New development on Rural Lands and within the Agricultural Areas shall consider the built form character of its rural location. Multiple building proposals will be developed in clusters, creating groups of buildings similar to historic Ontario farm developments. Tree planting will be encouraged to line driveways, and to shelter and buffer the building clusters.</i></p>	<p>e) The proposed event / retreat venue is an adaptive re-use of the original farmstead of the site that has existed for over one hundred years. Further to pre-consultation, a Landscaping Plan will be prepared as part of a complete Site Plan Control application, which is intended to consist of lining driveways with tree plantings.</p>
<b>Commercial Buildings</b>	
<p>i) <i>Design for new commercial buildings within Rural Lands and Agricultural Areas designations shall have regard for the following objectives:</i></p> <p>i) <i>New commercial buildings are compatible with the scale and form of buildings in their immediate vicinity, including those on adjacent properties and others within view;</i></p> <p>ii) <i>Buildings are clustered in an established building envelope, and not spread along</i></p>	<p>i)</p> <p>i) The barn and garage structures have existed for over one hundred years and their scale and form are understood to be representative of typical rural development and to be compatible with other farmsteads in the area.</p> <p>ii) The existing buildings on-site are over one hundred years old and are considered to be oriented in</p>

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<p><i>the roads, with varying setbacks, well-landscaped areas between the structures and the roadways, preserving other portions of the property as open space;</i></p> <p><i>iii) Parking is located to the rear or side in order to screen the parking lot from the roadway and to encourage attractive landscaping along the roadway frontage;</i></p> <p><i>iv) Where possible, access to commercial clusters is from internal secondary roads or side-streets or limited to a single access point, to avoid traffic congestion and hazards; and</i></p> <p><i>v) Signage and lighting do not overwhelm motorists or the surrounding rural context in terms of its size, quantity, and/or brightness.</i></p>	<p>a classic farmstead arrangement. The prospective Landscape Plan is intended to consist of lining driveways with tree plantings.</p> <p>iii) The proposed parking area has been strategically located to not be visible from public roads.</p> <p>iv) The existing driveway entrance is from what is considered a side-street (Victoria Road), which is deemed appropriate by the Development Entrance Brief prepared in support of the subject Rezoning.</p> <p>v) Further to pre-consultation, an Exterior Lighting Plan will be prepared as part of a complete Site Plan Control application.</p>

## PLANNING OPINION AND CONCLUSION

The subject property is located within the Rural Lands designation of the County of Prince Edward Official Plan and is within the Rural 3 (RU3) Zone and Environmental Protection (EP) Zone under Comprehensive Zoning By-law No. 1816-2006. The site has a total of 48.1 hectares and has frontage on the east side of Loyalist Parkway (a Tourism Corridor) and the south side of Victoria Road. A single-detached dwelling, barn, two-storey garage and other storage buildings have existed on the subject for nearly one hundred to 112 years, respectively, in what is considered a classic farmstead arrangement. The dwelling house is currently serviced by municipal water and individual on-site sewage systems.

A Rezoning is requested to permit an adaptive re-use of the existing barn and two-storey garage for an event / retreat venue. The extent is to Rezone the area currently within the Rural 3 (RU3) Zone to a site-specific Rural 3 (RU3-XX) Zone. The existing Environmental Protection (EP) Zone on the balance of the subject lands will remain unchanged.

The Vision, Growth Management, General Development, Rural Lands, Tourism Corridor, Implementation and Design policies of the County of Prince Edward Official Plan that set out criteria to be considered when developing within this area have guided the planning process for the project. The proposed development will enhance the character of the area, reflect a positive image for the County, is compatible with the surrounding land uses and is feasible based on technical supporting studies. The Rural Lands designation allows for small-scale, year-round tourist commercial uses. The proposed event / retreat venue is a use supported by the Rural Lands designation. The proposal conforms to the general intent and purpose of the Official Plan, where the rural character and compatibility with surrounding uses can be maintained, compliance with Minimum Distance Separation formulae has been confirmed and natural heritage can be protected, all to reflect a positive image for the County. The Sewage Servicing Study prepared in support of the proposed redevelopment confirms it can be adequately serviced. The proposed septic bed will be well separated from surrounding uses and wetland on-site, and there are no apparent risks to human health, safety, property or the environment. A Noise Impact Study prepared in support of the subject Rezoning concludes the proposed redevelopment can operate in compliance with provincial noise guidelines (NPC-300) and municipal noise control by-laws. Entrance safety and storm water management feasibility have also been confirmed. Adequate parking can be provided that will not be visible from public roads.

It is our professional opinion that the Rezoning application is consistent with the policies of the 2024 Provincial Planning Statement and conforms to the general intent and purpose of the County of Prince Edward Official Plan. The proposed Rezoning will meet or exceed all Rural 3 (RU3) Zone provisions, along with the general provisions of Comprehensive Zoning By-law No. 1816-2006, subject to limiting the uses within the existing barn and two-storey garage, and represents good planning.

If you have any questions about this information, please do not hesitate to contact our office.

Yours truly,



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