

**DRAFT**

**MONTH XX 2025**

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD**

**BY-LAW NO. XX-2025**

**A BY-LAW TO ADOPT AN AMENDMENT TO THE OFFICIAL PLAN OF THE CORPORATION  
OF THE COUNTY OF PRINCE EDWARD**

**TITLE:**

The following text constitutes Amendment No. XX 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 \_\_\_\_\_, 2024.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose of Amendment No. XX is to:

- Amend Schedule A-4 of the Land Use Designations from 'Hamlet' to 'Hamlet with Special Provisions

The effect of the amendment will be to:

- Facilitate the redevelopment of an existing tent and trailer park including permitting tourist commercial uses and motel accommodations as well as an event venue in association with Lakecroft in Cherry Valley.

**LOCATION OF THE AFFECTED LANDS:**

The lands are located on the south side of County Road 18 in the Hamlet of Cherry Valley.

**LEGAL DESCRIPTION**

The legal description of the lands is as follows:

- Part of Lot 3, Concession 1, South Side of East Lake, Geographic Township of Athol, as in PE 165100, together with PE165100 and Part of Lots 2-3, Concession 1, South Side of East Lake, Geographic Township of Athol, as in PE165099, subject to PE165099 and subject to PE49479

**BASIS OF THE AMENDMENT**

**a) EXISTING USES:**

- Trailer park commercial use.

**b) PROPOSED USES:**

- Tourist commercial uses/resort commercial uses including nine (9) glamping tent accommodations, a three (3) bedroom cottage accommodation and five (5) motel suites for overnight stays as well as an event venue for the hosting of weddings, corporate retreats, and gatherings. The proposal also includes an event venue building and storage structures complimentary to the operations.

**c) DESIGNATION AND ZONING:**

- i. Official Plan Designation:
  - Hamlet
  - Environmental Protection
- ii. Zoning:
  - Trailer Park Commercial 'TPC-10'

- Limited Service Residential 'LSR'
- Environmental Protection 'EP'

**d) SURROUNDING LAND USES:**

- **North:** East Lake
- **East:** Commercial / Industrial
- **South:** Residential / Aggregate Resource
- **West:** Open Space / Residential

**e) AGENCY AND PUBLIC COMMENTS:**

**f) CONFORMITY TO THE POLICIES OF THE PROVINCIAL POLICY STATEMENT:**

- Is consistent with the policies of the Provincial Policy Statement, as per the submitted Planning Justification Report dated May 2024.

**g) CONFORMITY TO THE POLICIES OF THE COUNTY OFFICIAL PLAN:**

- Conforms to the policies of the County Official Plan as per the submitted Planning Justification Report dated May 2024.

**DETAILS OF THE AMENDMENT**

- a) Schedule 'A-4', Land Use Designations is hereby amended by changing the designation of the subject lands from 'Hamlet' to 'Special Hamlet Section 4.1.4.X' as illustrated on Schedule 'X' to this Amendment.

**4.1.4.X Part of Lot 3, Concession 1, South Side of East Lake, Geographic Township of Athol, as in PE 165100, together with PE165100 and Part of Lots 2-3, Concession 1, South Side of East Lake, Geographic Township of Athol, as in PE165099, subject to PE165099 and subject to PE49479 (Lakecroft)**

The special provision to be considered in the development and zoning of the 'Special Hamlet' area located on approximately 5.9 hectare parcel of land is as follows:

- a) In addition the uses listed in Section 4.1.4.1 the following uses shall be permitted:

- i. Tourist Commercial uses
- ii. Resort commercial uses
- iii. A Motel
- iv. An Event Venue

- b) Through the implementing zoning by-law for the subject lands, a special tourist commercial zone will be utilized.

**IMPLEMENTATION AND INTERPRETATION**

The provision of the County Official Plan, as amended from time to time, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment.