

AMENDMENT NO. X

PICTON-HALLOWELL SECONDARY PLAN

Homes First Development
Corporation

for the
Municipality of the
County of Prince Edward

DRAFT April 19, 2025

**AMENDMENT NO. X TO THE OFFICIAL PLAN
OF THE
COUNTY OF PRINCE EDWARD**

The attached explanatory text, constituting Amendment No. X to the Official Plan of the County of Prince Edward, was prepared by the Council of the Corporation of the County of Prince Edward under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the County of Prince Edward by By-law No. _____ in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the XX day of [Month] 202X.

Amendment No. X is exempt from further approval by the Minister of Municipal Affairs and Housing pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulation 525/97, amended to O. Reg. 45/01. The decision of the Council of the Corporation of the County of Prince Edward is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No. 2 within the time allowed for appeal, in accordance with the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13.

Catalina Blumenberg, Clerk

Steve Ferguson, Mayor

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD

BY-LAW NO. _____

Being a By-law to adopt an Amendment to the Official Plan of the
Corporation of the County of Prince Edward.

WHEREAS AMENDMENT NO. X 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. X** to the Official Plan of the County of Prince Edward, consisting of the attached explanatory text, Schedule '1', and Schedule '2' is hereby adopted.
2. **THAT AMENDMENT NO. X** 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(19) 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. X** 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.

**THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME, AND FINALLY
PASSED THIS _____ DAY OF _____, 202X**

Catalina Blumenberg, Clerk

Steve Ferguson, Mayor

AMENDMENT No. 5
TO THE PICTON HALLOWELL SECONDARY PLAN
OF THE COUNTY OF PRINCE EDWARD

1. TITLE:

The following text constitutes Amendment No. X to the Official Plan of the Corporation of the County of Prince Edward. The Minister of Municipal Affairs and Housing approved the Official Plan July 7, 2021. The Picton Urban Area Secondary Plan was approved on May 8, 2015.

2. PURPOSE AND EFFECT OF THE APPLICATION:

The **PURPOSE** of Amendment No. X is to:

- Amend Schedule 'A' of the Picton-Hallowell Urban Centre Secondary Plan for a portion of the lands from *Town Residential Area* and *Environmental Protection Area* to *Town Corridor Area*.
- Amend Schedule 'B' of the Picton-Hallowell Urban Centre Secondary Plan to demonstrate the location of new local roads.

The **EFFECT** of the amendment will be to:

- Facilitate the development of a residential mixed-income, mixed tenure community within the Picton-Hallowell Urban Area.

3. LOCATION OF THE AFFECTED LANDS:

The subject lands are located in South Picton, northeast of the intersection of County Road 10 and County Road 22. They are bordered to the east by the valleylands containing Marsh Creek. south of Picton Harbour and adjacent to Marsh Creek. To the north, south, and west, they abut residential and commercial properties.

The lands are located as identified on Schedule '1', attached hereto and forming part of this Official Plan Amendment No. X.

4. LEGAL DESCRIPTION

The legal description of the lands is as follows:

- FIRSTLY PT LT 23 CON 3 MILITARY TRACT HALLOWELL PT 1-5 47R4843; PRINCE EDWARD; SECONDLY PT LT 23-24 CON 2 MILITARY TRACT HALLOWELL AS IN PE39137 (FIRSTLY) EXCEPT PT 1-4 47R6580, PT 2, 3, 7 47R1557, PT 1-10 47R1789; S/T HW18061; PRINCE EDWARD; THIRDLY PT LT 23 CON 2 MILITARY TRACT HALLOWELL BEING TRAVELLED RD LYING S PT 2 HWY292 AKA COUNTY RD # 22; PRINCE EDWARD; FOURTHLY PT RDAL BTN CON 2 & CON 3 MILITARY TRACT HALLOWELL BTN PT 1 47R1594 & PT 4 47R4457, DESIGNATED AS PART [XX], REFERENCE PLAN 47R-XXXXX; PRINCE EDWARD; FIFTHLY PT LT 23-24 CON 2 MILITARY TRACT HALLOWELL; PT LT 24 CON 3 MILITARY TRACT HALLOWELL; PT RDAL BTN

CON 2 & CON 3 MILITARY TRACT HALLOWELL AS IN HWY41 AS AMENDED BY HWY292 AKA COUNTY RD 22, DESIGNATED AS PART [XX], REFERENCE PLAN 47R-XXXXX; PRINCE EDWARD

5. BASIS OF THE AMENDMENT:

a) EXISTING USES:

The lands are currently undeveloped. They are covered by natural vegetation, with one abandoned building.

b) PROPOSED USES:

A mixed-income, mixed-tenure subdivision with a range of housing types including apartment, townhouse, semi-detached (link), single-detached, as well as new public streets and lanes, stormwater management ponds, parks and open space.

c) DESIGNATION AND ZONING:

(i) Secondary Plan Designation

The subject lands are presently designated *Town Residential Area*, *Town Corridor Area*, *Park & Open Space Area* and *Environmental Protection Area* on Schedule 'A', Land Use Designations of the Picton Urban Centre Secondary Plan within the County Official Plan.

(ii) Zoning

The subject lands are currently zoned the *Future Development (FD) zone*, and *Environmental Protection (EP) zone*. The proposed zoning for the site will be a *Residential Urban Type Three (R3) zone*, *Residential Urban Type Four (R4) zone*, *Open Space (OS) zone*, and *Environmental Protection (EP) zone*.

d) SURROUNDING LAND USES:

The subject lands are at the south end of the Picton Urban Area, where it transitions from town to rural land uses. Other uses on the block include single detached dwellings and an automotive mechanic shop. Further south, the lands are generally agricultural and open space uses. Marsh Creek and its valleylands are directly east of the site. On the west side of County Road 10 there are a variety of residential and commercial uses.

e) AGENCY AND PUBLIC COMMENTS:

(to be completed by County Staff)

f) CONFORMITY TO POLICIES OF THE PROVINCIAL PLANNING STATEMENT:

- In accordance with Section 3 of the *Planning Act* ... a decision of the council of a municipality ... in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" the Provincial Policy Statement.
- Settlement Areas in the PPS are defined as cities, towns villages and hamlets. The subject lands are located in a settlement area.

- Policy 2.3.1.2 of the PPS notes that land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.
 - The PPS emphasizes the importance of providing a range of housing options including a mix of both market-based and affordable housing, by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents (2.2.1b). The PPS requires that planning authorities maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, including servicing capacity (2.1.4)
 - The PPS promotes densities which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation (2.2.1c). New development in settlement areas should align with the timely provision of infrastructure and public service facilities (2.3.1.6).
 - Based on the above, the proposed Official Plan Amendment is consistent with the 2024 Provincial Policy Statement.
- g) CONFORMITY TO POLICIES OF THE COUNTY OFFICIAL PLAN:
- The County Official Plan is the local policy instrument that implements the Provincial Policy Statement. As such, it sets the policy framework within which development is to take place within Prince Edward County.
 - The subject lands are situated within the Picton Urban Centre designation of the Official Plan. The Picton Hallowell Secondary Plan implements specific policies for the town of Picton. Within the Plan a portion of the subject lands is to be redesignated as *Town Corridor Area*.
 - The Picton Hallowell Secondary Plan encourages compatible infill development within the Town Corridor Area areas. The Secondary Plan supports a diversity of housing types at a range of residential densities that meet the existing and future needs of the community.
 - Based on the above, the proposed Official Plan Amendment in all respects conforms to the intent of the County of Prince Edward Official Plan.

6. **DETAILS OF THE AMENDMENT:**

1. Schedule 'A', Land Use Map of the Town of Picton is hereby amended by redesignating a portion of the lands as "*Town Corridor Area*" as shown on Schedule '1' attached to and forming part of this Amendment.

7. IMPLEMENTATION AND INTERPRETATION:

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

DRAFT

APPENDICES & ATTACHMENTS

The following appendices and attachments are not intended to form part of Amendment No. 5 but are included only for the purposes of providing information in support of this Amendment.

APPENDIX I

STATEMENT CERTIFYING THE REQUIREMENTS OF SECTIONS 17(15), 17(17) AND 17(23) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P. 13 HAVE BEEN COMPLIED.

It is hereby certified that the requirements for the giving of Notice and the holding of at least one (1) Public Meeting, as required by Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, have been complied with.

Director of Development Services

APPENDIX II

DECLARATION UNDER SECTION 17(28) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P. 13.

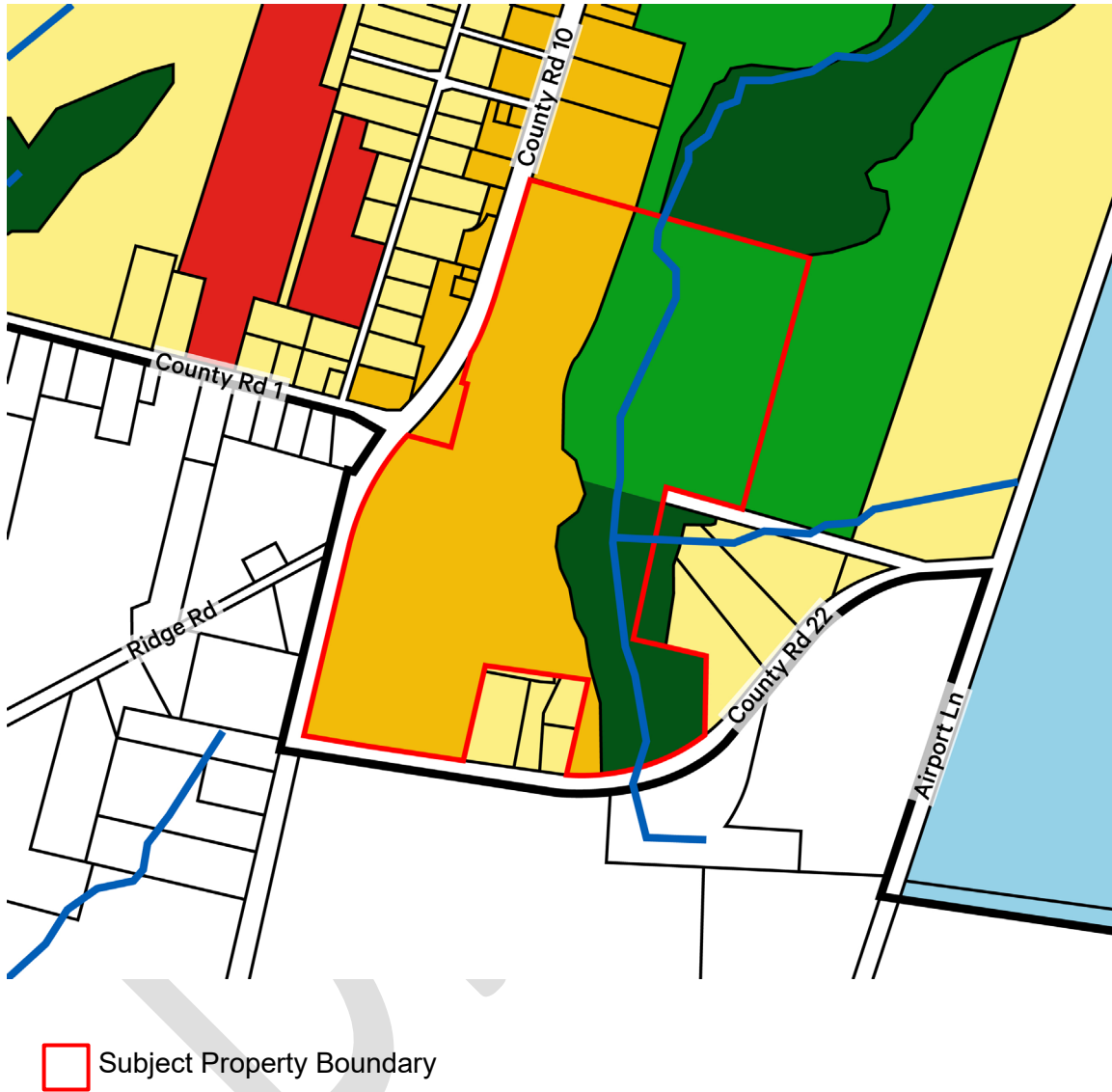
I, Peter Moyer, Director of Development Services for the Corporation of the County of Prince Edward hereby declare that Notice of adoption of Official Plan Amendment No. 3 by County Council on the 18 day of September 2019 was given as required by Section 17(23) of the Planning Act, R.S.O. 1990, Chapter P. 13. I also declare that the twenty (20) day appeal period expired on the _____ day of _____, 2023 and to this date no notice of appeal under Section 17(24) of the Planning Act, R.S.O. 1990, Chapter P. 13 has been filed with any person in the Office of the Clerk of the County of Prince Edward.

Dated this _____ day of _____, 2025

Director of Development Services

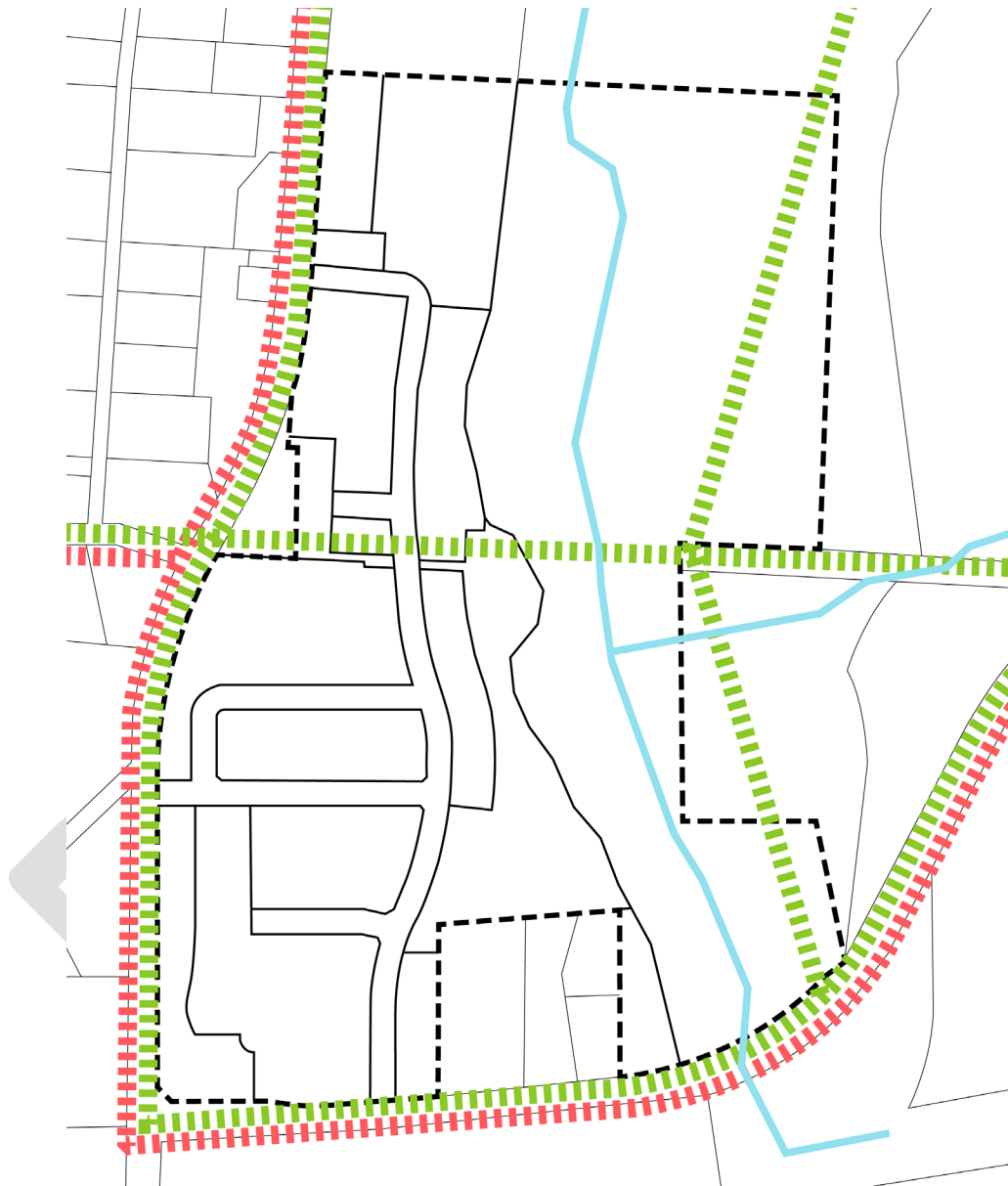
Schedule "1"

To Amendment No. X To the Picton Hallowell Secondary Plan
For the County of Prince Edward
(Lands in the Vicinity of County Road 10 and County Road 22, Ward of Picton)



Schedule “2”

To Amendment No. X To the Picton Hallowell Secondary Plan
For the County of Prince Edward
(Lands in the Vicinity of County Road 10 and County Road 22, Ward of Picton)



LEGEND

	Activity		Arterial Roads
	Site Boundary		Local Roads
	Watercourse		