

Planning Justification Report

Owner: **Chris Walcott**

Location: **2188 County Road # 1**



Prepared by:

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Background

This justification report applies to lands owned by Chris Walcott, located at 2188 County Road 1, in the Ward of Bloomfield / Hallowell - Prince Edward County. The owner is proposing to amend the Special Highway Commercial (CH-50) zone on the .82 hectare parcel to add an Animal Hospital as a permitted main use. The Animal hospital would be confined to the principal building on-site.

The property's principal building is currently being used as a Tile business (West unit) and an HVAC / Plumbing business (East unit). The tile store is moving out of the building and the HVAC / Plumbing business will relocate to the West unit. The proposed Animal Hospital will move into the East unit. The HVAC / Plumbing business will continue to use the detached accessory buildings.

The following comments were provided by Planning Staff through the pre-consultation process and identify the requirements for a complete Zoning By-Law Amendment application:

- Completed application form and associated fees for a Zoning By-law Amendment application;
- Parcel Register & Map;
- Site Plan, showing zoning compliance chart.
- Planning Justification Report inclusive of a zoning matrix;
- Scoped Servicing Study with a preliminary floor plan;
- Scoped Traffic Brief to assess whether the change of use will impact parking / entrance requirements or significantly impact vehicle trips;
- Stormwater Management Brief estimating post-development runoff and indicating whether additional stormwater controls are required. The Brief is only needed if hardscaping needs to be reconfigured.
- MTO pre-consultation correspondence.

This report and attached documents address all of the comments identified by Planning Staff.

Site Characteristics

The subject property has 166.456 metres of frontage on the north side of County Road # 1 and has an area of 0.82 hectares. The subject property is situated east of the intersection of County Road # 1 and Highway # 62. The subject property is currently developed with the following buildings:

- 1.5 storey retail commercial building (ground floor - 402.7 square metres / second floor - 94.4 square metres). This building contains two (2) commercial businesses.
- Frame shed (25.6 square metres).
- 1 storey garage (145.2 square metres).

A site plan is attached showing existing site conditions and a zoning compliance chart / matrix.

Adjacent Land Uses

The subject property is located with rural uses generally located to the north and agricultural uses to the south. A highway commercial use (Taste of Country) is located to the immediate south and residential properties to the south east.

Provincial Policy Statement

The subject property is located in the Rural designation and therefore, Sections 2.5 Rural Areas in Municipalities and 2.6 Rural Lands in Municipalities apply. Section 2.5.1 a), b) d), e) states that healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets.
- b) Promoting regeneration.
- d) using rural infrastructure and public service facilities efficiently.
- e) promoting diversification of the economic base and employment opportunities through goods and services.

Section 2.6.2 of the PPS states that "development that can be sustained by rural service levels should be promoted. Further, Section 2.6.3 states that "development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure."

Ultimately, the approval of the subject Planning application will provide the opportunity for limited highway commercial development. Adding an Animal Hospital as a permitted main use in the existing principal building is compatible with the rural landscape of the immediate area and would therefore be permitted under these sections of the PPS.

The proposed development meets the following PPS tests:

- Be compatible with rural character and landscape.
- Be sustainable given existing rural infrastructure and service levels.
- Avoid uneconomical expansion of roads, water or sewer infrastructure.
- Promote economic diversification and tourism where appropriate.

The proposed Zoning By-Law amendment to add an Animal Hospital as a permitted main use is consistent with the Provincial Policy Statement and is supported by the attached Scoped Servicing Study and Traffic Brief.

Official Plan

The subject property is designated Rural Lands in the County's Official Plan. Policies pertaining to the Rural designation are located in Section 4.4.1 Rural Lands Designation. Permitted uses in the Rural Lands designation include rural commercial uses and rural based businesses.

Section 4.4.1.2 1) b) of the Official Plan permits Commercial uses which are appropriate in scale and are a part of, and support, the rural and agricultural economy within the Rural Land designation.

Section 4.4.1.2 4) of the Official Plan states that Development in the Rural Lands will be directed to areas:

- a) where the development will not negatively impact or constrain agricultural operations.
- b) That are well serviced by municipal roads, facilities and other services.
- c) That front on a year-round municipally maintained road that does not require any undue extension of the County road system; and
- d) 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.

Section 4.4.1.2 10) of the Official Plan states that Commercial uses shall be permitted subject to the following criteria:

- a) the use is primarily related to, or serves the rural economy, agricultural operations or rural-based recreational activities;
- b) The lot is of an adequate size, configuration and scale to support the proposed use.
- 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.

The subject lands are located at the north east corner of the intersection of County Road # 1 and Highway # 62. Prince Edward County encourages rural commercial uses to locate in compact nodes, at centralized areas such as major road intersections.

A previous County Planning Staff report for the subject lands (2010) identified that the addition of more commercial uses in this area (subject lands) is anticipated over time by Staff. County Road # 1 and Highway # 62 will continue to grow as a commercial need. Currently both roads are a mix of agricultural, industrial, commercial and residential uses.

Limited interior renovations to the existing building are required to implement this proposal. The general use of the subject lands will remain as Highway Commercial. No additional landscaping, hardscaping, parking or driveway / entrance improvements are required. The Scoped Servicing Study identifies that

- The existing and proposed activities produce low water / effluent.
- The site is capable of accommodating the use on private water and on-site private sanitary sewage treatment systems.
- The proposal will not have an adverse effect on neighbouring private wells.

The proposed Zoning By-Law amendment to add an Animal Hospital as a permitted main use meets the intent of the Official Plan and is supported by the attached Scoped Servicing Study and Traffic Brief.

Zoning By-law

The subject property is zoned Specialized Highway Commercial (CH-50) in the current Prince Edward County Zoning By-Law and Specialized Highway Commercial (HC-32) in the new Zoning By-Law (appealed). The CH-50 and HC-32 Zones recognize the existing retail commercial establishments including storage, showroom and accessory administrative offices; business and professional offices and uses normally incidental and accessory to the foregoing.

The subject Zoning By-Law amendment proposes to rezone the subject lands to a specialized Highway Commercial zone to permit the addition of an Animal Hospital as a permitted main use on the property.

The Specialized Highway Commercial zoning provisions (current and new Zoning By-Laws) require a minimum lot area of 0.8 hectares and a minimum lot frontage of 60 metres. The subject lands meet the minimum lot area and frontage requirements. A site plan is attached showing existing site conditions and a zoning compliance chart / matrix. The site plan and zoning compliance chart / matrix identify that the subject lands comply with all of the current and new (appealed) zoning regulations. The attached Traffic Impact Brief identifies, among other things, that the subject property has sufficient on-site parking spaces for the existing uses and the proposed Animal Hospital. The existing

site, buildings and parking all comply with the current and new (appealed) Zoning By-Law requirements. No site alterations or additional parking spaces are required to accommodate the proposed Animal Hospital use.

The proposed Zoning By-Law amendment to add an Animal Hospital, as a permitted main use, meets the requirements of the Zoning By-Law and is supported by the attached Scoped Servicing Study and Traffic Brief.

Pre-Consultation with MTO

The proposed Zoning By-Law Amendment Application was discussed verbally with Allison Posthumus, Corridor Management Planner with the Ministry of Transportation. Allison is very familiar with the subject lands and provided a verbal response to the Author on Friday November 14, 2025 stating that the MTO does provide written pre-consultation comments for a Zoning By-Law amendment to add a use to an existing developed site (i.e. an Animal Hospital use). She did state verbally in her phone call to the Author that she has no comments or concerns with the proposal. Further, she would provide a written comment confirming no comments or concerns when the Zoning By-Law amendment is formally circulated to her by the County.

Conclusion

The subject applications propose to amend the Zoning By-Law to rezone the property to permit an Animal Hospital as a permitted main use in the Special Highway Commercial (CH-50) zone. The Animal hospital would be confined to the principal building on-site.

- Completed application form and associated fees for a Zoning By-law Amendment application; **SUBMITTED SEPARATELY.**
- Parcel Register & Map; **INCLUDED IN THIS REPORT.**
- Site Plan, showing zoning compliance chart. **SUBMITTED SEPARATELY. THE SITE PLAN / CHART (MATRIX) SUPPORT THE PROPOSED ZBA.**
- Planning Justification Report inclusive of a zoning matrix; **SEE SUBJECT REPORT. THE REPORT SUPPORTS THE PROPOSED ZBA. THE MATRIX IS INCLUDED WITH THE SITE PLAN.**
- Scoped Servicing Study with a preliminary floor plan; **SUBMITTED SEPARATELY. THE STUDY SUPPORTS THE PROPOSED ZBA.**
- Scoped Traffic Brief to assess whether the change of use will impact parking / entrance requirements or significantly impact vehicle trips; **SUBMITTED SEPARATELY. THE BRIEF SUPPORTS THE PROPOSED ZBA.**

- Stormwater Management Brief estimating post-development runoff and indicating whether additional stormwater controls are required. The Brief is only needed if hardscaping needs to be reconfigured. **NOT REQUIRED / NO HARDSCAPING IS PROPOSED.**
- MTO pre-consultation correspondence. **NOT REQUIRED.**

The application conforms to the Provincial Policy Statement, complies with the City's Official Plan and Zoning By-Law, and ultimately results in a desirable and compatible development that represents good planning.



LAND
REGISTRY
OFFICE #47

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

ONLAND

PAGE 1 OF 2
PREPARED FOR OWNER
ON 2025/12/19 AT 15:47:54

55048-0272 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: FT LT 1 RCP 29 HALLLOWELL PT 2 47R8090; PRINCE EDWARD
 PROPERTY REMARKS: PLANNING ACT CONSENT AS IN PE136572. PLANNING ACT CONSENT AS IN PE186307.
 ESTABLISHED: REGEMAL; FIRST CONVERSION FROM BOOK
 THE SIMPLE LT CONVERSION QUALIFIED: CAPACITY SHARE
 OWNERS: JAMES 2748394 ONTARIO INC. TCON 503
 14521374 CANADA INC. TCON 503
 PIN CREATION DATE: 2007/09/17

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|--|------------|--|-------------|---|-------------------------------------|-----------|
| ** PRINTOUT | | INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** | | | | |
| **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO | | | | | | |
| ** | | SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * | | | | |
| ** | | AND ESCHETS OR FORFEITURE TO THE CROWN. | | | | |
| ** | | THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. | | | | |
| ** | | ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. | | | | |
| **DATE OF CONVERSION TO LAND TITLES: 2007/09/17 ** | | | | | | |
| 47R4544 | 1989/08/30 | PLAN REFERENCE | | | | C |
| PE127900 | 1993/04/19 | AGREEMENT | | | | C |
| 47R6223 | 1995/08/25 | PLAN REFERENCE | | | | C |
| 47R7066 | 2000/06/19 | PLAN REFERENCE | | | | C |
| 47R8090 | 2007/08/23 | PLAN REFERENCE | | | | C |
| EC6041 | 2009/03/31 | NOTICE | | S2 THE CORPORATION OF THE COUNTY OF PRINCE EDWARD | | C |
| REMARKS: DEVELOPMENT AGREEMENT | | | | | | |
| EC61941 | 2021/03/04 | CHANGE | \$1,000,000 | 2748394 ONTARIO INC. | BUSINESS DEVELOPMENT BANK OF CANADA | C |
| EC61951 | 2021/03/04 | NO ASSGN RENT GEN | | 2748394 ONTARIO INC. | BUSINESS DEVELOPMENT BANK OF CANADA | C |
| REMARKS: EC61941. | | | | | | |
| EC69529 | 2022/07/28 | CHANGE | \$20,000 | 2748394 ONTARIO INC. | 11027328 CANADA INC | C |

NOTE: ADDITIONAL PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND REGISTRY
OFFICE 44
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLE ACT * SUBJECT TO INFORMATION IN CROSS REFERENCE

LAND REGISTRY (ABBREVIATED) FOR PROPERTY IDENTIFIERS

TABLE 2 OF 2
PREPARED FOR USER
ON 2023/12/19 AT 10:47:14

ONLAND

REG. NR. DATE INSTRUMENT TYPE AMOUNT PARTIES FROM PARTIES TO CURR/ PREV

| REG. NR. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CURR/ PREV |
|----------|------------|----------------------|------------|---|---|------------|
| 404793 | 2023/07/08 | NOTICE | 8261 | 2748394 ONTARIO INC. | 1102722 CANADA INC. | 0 |
| 404794 | 2023/10/20 | TRANSFER | 8684500 | 2748394 ONTARIO INC. | 2748394 ONTARIO INC. 1422174 CANADA INC. | 0 |
| 404795 | 2023/10/20 | CHARGE | 61,000,000 | 2748394 ONTARIO INC. 1422174 CANADA INC. | BUSINESS DEVELOPMENT BANK OF CANADA | 0 |
| 404796 | 2023/10/20 | NO ASSIGN AGENT BEN | | 2748394 ONTARIO INC. 1422174 CANADA INC. | BUSINESS DEVELOPMENT BANK OF CANADA | 0 |
| 404797 | 2023/10/20 | PORTFOLIO TRANSFER | | 1102722 CANADA INC. | BUSINESS DEVELOPMENT BANK OF CANADA | 0 |
| 404798 | 2023/10/20 | ASSIGNMENT TO 404727 | 82,2748394 | 2748394 ONTARIO INC. | 1102722 CANADA INC. | 0 |
| 404799 | 2023/02/21 | PLAN REFERENCE | | | | 0 |

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Parcel

Register Map

Property Index Map

UTM: 316330E, 4876116N, zone 18 | 100 m

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Notes: Address may be unavailable or approximate, areas are approximate

| PIN | Type | Address | Area | Map Status |
|------------|--------|-----------------------|--------------------|------------|
| 55048-0272 | Parcel | 2188 COUNTY ROAD NO 1 | 7825m ² | |