

A Guide to Land Use Planning in The County of Prince Edward



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Land Use Planning

Land Use Planning helps municipalities manage land and resources and guides decisions about where:

- ▶ To build homes and factories
- ▶ To put parks and schools
- ▶ Roads, sewers and other essential services are needed.

Land Use Planning helps each community to set development goals while keeping social, economic and environmental factors in mind. It also balances the interests of the individual property owners with the wider interests of the whole community.

Source: Ministry of Municipal Affairs and Housing



Legislative Hierarchy

The Planning Act

Provincial Planning
Statement (2024)

County Of Prince Edward
Official Plan (2021)

County of Prince Edward Zoning
By-law (140-2025)

County of Prince Edward Secondary
Plans
(Picton, Wellington, Rossmore)



Role of the Province

- ▶ Sets out the Planning rules under the Planning Act
- ▶ Issued the Provincial Planning Statement (2024)
- ▶ Oversee Provincial interests
- ▶ In charge of the Ontario Land Tribunal (OLT)



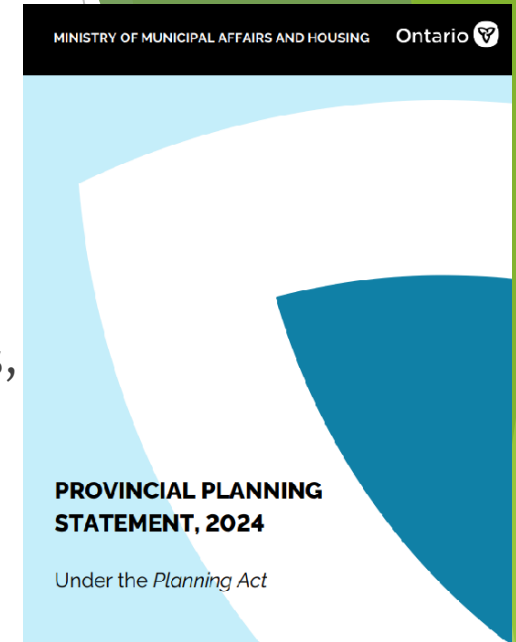
What is the Planning Act?

- ▶ Establishes the requirements for Planning Applications
- ▶ Establishes the Provincial Planning Statement and the requirements for Municipality's Official Plans
- ▶ Provides for planning processes to be fair by making them open, accessible, timely and efficient
- ▶ Provides for a land use planning system led by provincial policy and regulations while recognizing the decision-making authority and accountability of municipal councils in planning



What is the Provincial Planning Statement (2024)?

- ▶ Considers provincial interests, such as providing for a full range of housing options, including affordable housing, and protecting and managing natural resources
- ▶ Is applied provincewide and contains policy direction for:
 - i. efficient use and management of land and infrastructure
 - ii. Provision for sufficient housing to meet changing needs, including affordable housing
 - iii. Protection of the environment and resources (farmland, natural resources and water)
 - iv. Opportunities for economic development and job creation
 - v. Infrastructure needed to accommodate current and future needs
 - vi. Protection of people, property and community resources by directing development away from natural and human-made hazards.
- ▶ When Council makes planning decisions, they shall be consistent with the Provincial Planning Statement.



Role of the Prince Edward County

- ▶ Maintain the Official Plan and Secondary Plans
- ▶ Enact and enforce the Zoning By-law
- ▶ Review and decide on planning applications
- ▶ Consult with the public and agencies



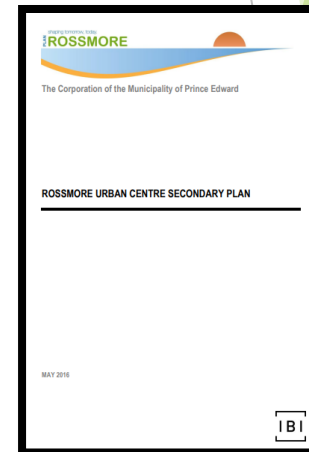
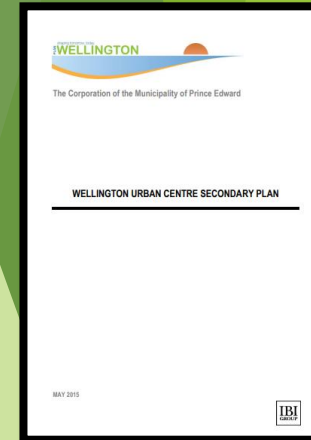
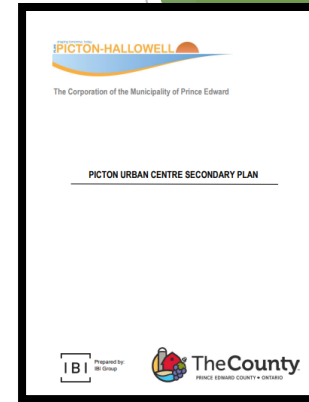
What is the Prince Edward County Official Plan (2021)

- ▶ Primary planning policy document
- ▶ Sets land use designations
- ▶ Guides long-term growth for the County - over a 25-year time horizon
- ▶ Must be consistent to the Provincial Planning Statement
- ▶ Typically, this document should be reviewed every 5 years to maintain that its vision and direction are still valid
- ▶ Provides objective and policies for the different land uses



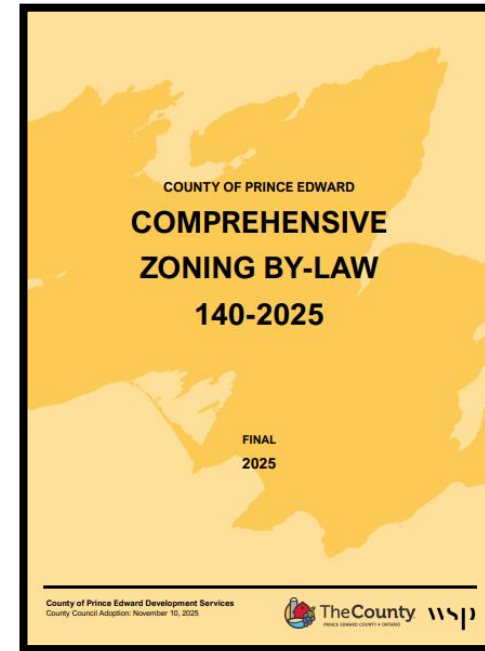
What are the Prince Edward County Secondary Plans

- There are three (3) secondary plans in effect for Prince Edward County:
 - i. Picton
 - ii. Wellington
 - iii. Rossmore
- These plans were developed in 2015
- The plans indicate locations for certain types of development such as commercial, residential, employment, parks/green spaces
- Sets out preferred densities for residential developments
- Sets out road patterns



What is the Prince Edward County Zoning By-law(140-2025)

- ▶ Implements the Official Plan
- ▶ Prescriptive in nature
- ▶ Regulates permitted uses
- ▶ Controls setbacks, height, lot size, etc.
- ▶ Can have site-specifics and is enforceable

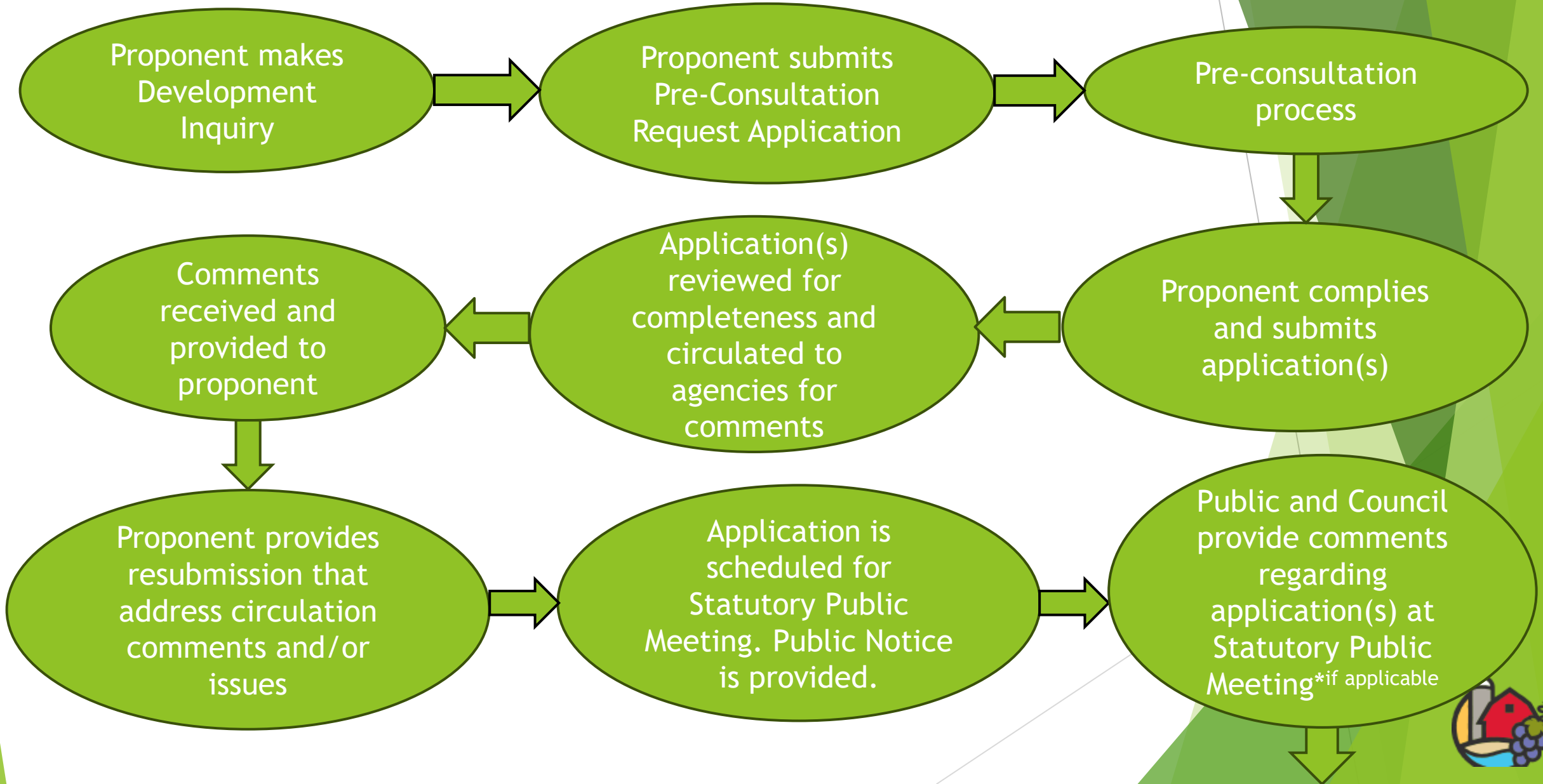


Common Planning Applications

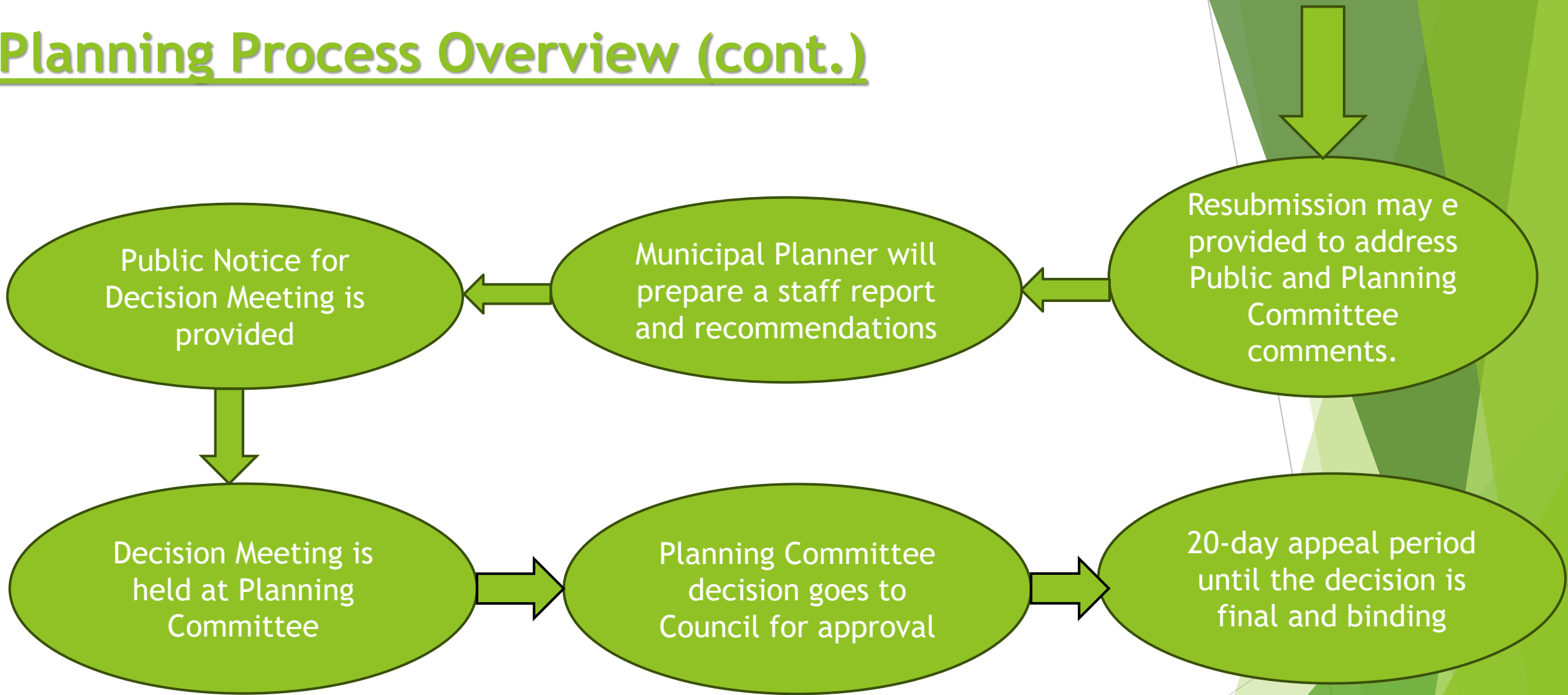
- ▶ Official Plan Amendment - required to change, modify or delete a policy or designation in the Official Plan.
- ▶ Zoning By-law Amendment - required to change a land use or modify multiple provisions for a specific development.
- ▶ Plan of Subdivision - required to subdivide a parcel of land into lots and blocks for development.
- ▶ Site Plan Control - required when wanting to develop a specific parcel of land.
- ▶ Consent (Severance) - require to create 2 lots (1 severed, 1 retained) or to establish easements on a parcel of land.
- ▶ Minor Variance - required when a zoning provision is to be varied by a small amount.
- ▶ Plan of Condominium (Standard, Common Element, Vacant Land) - required to develop a block of land for shared tenure
- ▶ Temporary Use By-law - required to permit a use for a max of 3 year and can be extended.



Planning Process Overview



Planning Process Overview (cont.)



Decision Making

- ▶ Must be consistent with the Provincial Planning Statement
- ▶ Must conform to the Official Plan
- ▶ Should be evidence-based
- ▶ Balances interests



Ontario Land Tribunal (OLT)

- ▶ Is a tribunal that adjudicates matters related to land use planning, environmental and natural features, heritage protection, land valuation, land compensation, municipal finance and related matters.
- ▶ It fairly, effectively and efficiently resolve disputes
- ▶ Established on June 1, 2021
- ▶ Appeals to land use planning decisions are filed, received and processed by the OLT
- ▶ A Hearing Event is schedule and attended
- ▶ The Decision is issued.



Key Takeaways

- ▶ Planning recommendations are policy-driven
- ▶ Council decisions must follow legislations
- ▶ Public input is important
- ▶ Consistency and fairness are critical

