

Background



On June 26, 2015, the Fire Department vacated the Consecon Firehall located at 81 Consecon Main and relocated to the new firehall located at 14 County Road 29, Consecon. The Community Services, Programs and Initiatives Department (Community Development at the time) inherited the vacated building to initiate the surplus and sales process with the intent of offsetting some of the costs of building the new Firehall in Consecon.

On April 26, 2016, Council adopted as amended Motion CW-94-2015 which declared the property surplus to its needs for the purpose of sale.

Environmental

Following surplus of the property in 2016, the building was cleared of all contents, a Phase I Environmental Site Assessment (ESA) was completed, recommending a Phase II. In 2017 a Phase II ESA was initiated but discontinued due to budgetary restrictions. In 2023 a Phase II ESA for due diligence was completed in order to investigate potential environmental impacts on the parcel.

Several attempts to sell the property have resulted in no sales due to the current zoning and environmental issues.

Zoning

- **Current Zoning: I-Institutional**

The property at 81 Consecon Main falls within the "Village" land use designation in the County's Official Plan. The property is currently zoned "Institutional (I) Zone" in the County of Prince Edward Comprehensive Zoning By-law 140-2025. The following uses would be permitted within the "Institutional (I) Zone": Assembly Hall; Cemetery; Community Centre; Daycare Centre; Emergency Medical Services (EMS) Station; Historical Site or Museum; Hospital; Library; Medical Clinic; Nursing Home; Place of Worship; Public Park; Private & Public School.

If remediation is not undertaken, the property may continue to be used for institutional purposes, provided that such uses are no more sensitive than the current use and remain public in nature. This would limit the range of activities permitted on the site, ensuring that it cannot be converted to private, commercial, or high-risk uses.

If remediation were to occur, the full range of Institutional Uses could be permitted on the property, including public-oriented facilities such as a park, playground, day care centre, community centre, or school. Remediation would ensure that the site meets environmental and health standards, removing any restrictions related to contamination and allowing the property to be safely used by the public thereby making it viable but limited in use for institutional investment.

Any future owner would be restricted from using the property for personal or commercial storage, business operations, or other private purposes within the Institutional Zone. Undertaking such unauthorized uses could expose the purchaser to potential environmental liability, regulatory enforcement, or financial obligations associated with contamination, as well as the costs of future remediation if required. Consequently, the property's usability and marketability would remain limited without remediation, and the purchaser would assume these risks by acquiring the site.

- **Rezoning to Hamlet Residential**

The property at 81 Consecon Main is located within an area of Hamlet Residential (HR) and there are predominantly residential uses in this general area. The following uses would be permitted in the Hamlet Residential Zone; semi-detached Dwelling; Single- Detached Dwelling with Specified Accessory Uses subject to Section 3:0 General Provisions being: Additional Dwelling Unit, Bed and Breakfast

Establishment, Garden Suite, Group Home, Home Business, Home Industry and Home-Based Daycare. The below two points discuss rezoning the property to Hamlet Residential with or without remediation of the lands.

If Property Rezoned to Hamlet Residential (HR) with No Remediation

If remediation is not undertaken, this site could only be rezoned to the "Hamlet Residential (HR) Zone" with a Holding Provision to require remediation of the Site and a Record of Site Condition (RSC). The Holding (H) Symbol would have to be removed prior to any building permits being issued for the site, requiring the completion of the RSC.

If Property Rezoned to Hamlet Residential (HR) following Remediation

If remediation is completed and a required Record of Site Condition (RSC) is filed, the County would need to initiate a Zoning By-law Amendment application. Although the lot is approximately 1,109 m² in size, is serviced by only one municipal service, and does not meet the 2,000 m² minimum lot area requirement set out in Comprehensive Zoning By-law 140-2025, the parcel would qualify under Section 3.20.3 – Development on Existing Non-Complying Lots, which states:

Development is permitted on any vacant lot existing on the date of passing of this By-law that is legally non-complying with respect to the provisions of the By-law, provided that the proposed use:

- (i) Is permitted in the Zone in which the lot is located; and*
- (ii) Does not contravene any other provisions of this By-law.*

As the lot existed prior to the passing of the By-law and residential use is permitted within the HR Zone, development could proceed subject to compliance with all other applicable provisions.

- **Rezoning to Local Commercial**

Should the parcel be rezoned to Local Commercial (LC), while the LC Zone permits a range of uses, the parcel's size poses significant technical challenges. Any purchaser would need to confirm that sufficient on-site parking and an adequately sized septic system can both be accommodated. These requirements may also identify the need for additional planning approvals, such as a Minor Variance or rezoning.

Should the parcel be remediated and rezoned to Local Commercial (LC), the 50' x 270' lot would remain constrained by minimum lot area, yard setbacks, lot coverage, height, septic servicing and parking/loading standards under County of Prince Edward Zoning By-law 140-2025. These limitations would significantly restrict the scale and type of development that could occur on the site. The regulatory and physical constraints would continue to limit the property's development potential even after remediation and rezoning.