October 28, 2026

Ms. Angela Buonamici RPP, MCIP
Manager of Planning, Prince Edward County
332 Picton Main Street,
Picton ON, K0K 2T0

Via Email: abuonamici@pecounty.on.ca

RE: 88 Bridge Street, Picton
Application for Zoning By-law Amendment
Planning Justification Report

Dear Ms. Buonamici,

Fotenn Planning + Design has been retained by Elyse Cleave ("the applicant") to prepare this planning justification report in support of an application for zoning by-law amendment for the property municipally known as 88 Bridge Street ("the site") in Picton, within Prince Edward County. The application addresses direction provided from Prince Edward County in 2024 requesting the rezoning of the property to reflect the existing residential use. A zoning by-law amendment is required to permit the existing single detached dwelling on the site and to address performance standards related to the existing front yard setback and driveway width. The site is designated Urban Centre on Schedule A-2 of the Prince Edward County Official Plan, is designated Town Residential Area on Schedule A of the Picton Urban Centre Secondary Plan and is zoned Institutional (I) Zone in the County of Prince Edward Comprehensive Zoning By-law 140-2025.

Building permits were issued by the Prince Edward County building department in June 2024 to permit renovations of the existing single detached dwelling on the site. Correspondence was prepared at that time between the applicant and Prince Edward County planning staff, dated June 14, 2024, which established an intention to rezone the site from Institutional to a residential zone at a future date. As the site was not rezoned by the County through the comprehensive zoning by-law update, the applicant is submitting this zoning by-law amendment application. Accordingly, the following are submitted in support of the application:

- Correspondence between the Applicant and Price Edward County Planning Staff
- Completed Applications Forms and Fees; and
- This planning justification letter.

Site Description + Surrounding Context

The site is a corner through lot located southeast of the intersection of Bridge Street and Philip Street and southwest of the intersection of Philip Street and Maitland Street in the settlement area of Picton. The site has an area of approximately 2,388 square metres and has approximately 46.5 metres of frontage on the east side of Bridge Street, approximately 48.5 metre of frontage on the south side of Philip Street, and approximately 41.7 metres of frontage on the west side of Maitland Street. The site is currently developed with a two-storey single-detached dwelling, detached garage, and an in-ground swimming pool. Residential uses have existing on the site for a minimum of 17 years per available online street imagery. Vehicular access is provided via private driveways off of Bridge Street and Philip Street leading to the detached garage located in the rear yard and is also provided via a private driveway off of Philip Street which leads to a separate surface parking space.

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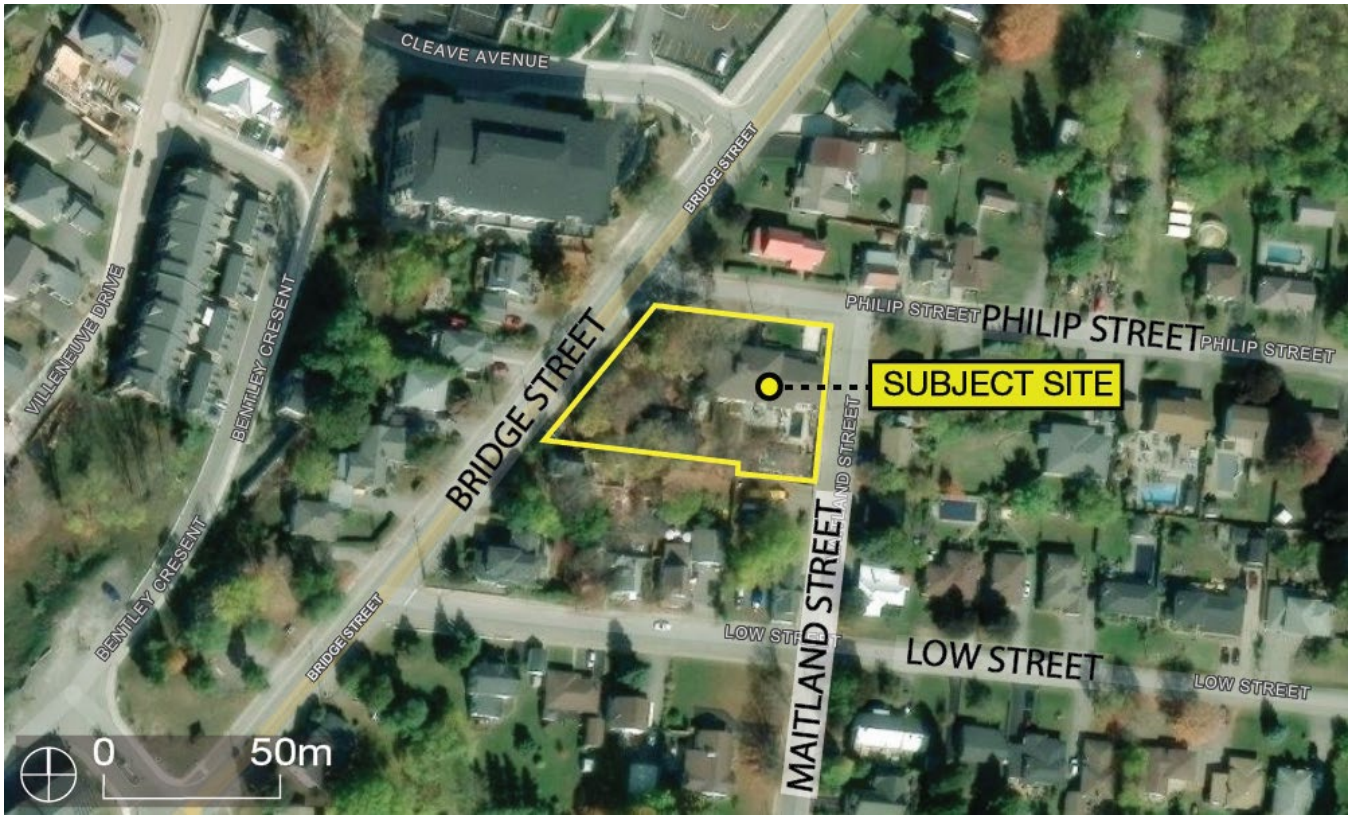

Figure 1: Site Context (Source: Prince Edward County, annotated by Fotenn Planning + Design)

The surrounding built form is primarily characterized by single-detached and apartment dwellings with building heights ranging from one- to five-storeys, with varying interior yard and front yard setbacks. The site is located in proximity to various community facilities and open space uses including St. Gregory Catholic Elementary School, Macaulay Heritage Park, and March Creek Park. The eastern edge of Picton's downtown is located approximately 700 metres from the site, which includes commercial uses such as personal service uses, restaurants, and a Farmers' Market.

County Transit, which is provided by Quinte Transit, operates within approximately 500 metres of the site, with Transit Route 1 having stops at the Macaulay Museum and Picton Harbour. Sidewalks are present along the west side of Bridge Street, the north and south sides of Philip Street, and the west side of Maitland Street.



Figure 2: Surrounding Context (Source: Prince Edward County, annotated by Fotenn Planning + Design)

The following uses are immediately adjacent to the site:

- **North:** Residential (two-storey single detached dwelling)
- **East:** Residential (one-storey single-detached dwellings)
- **South:** Residential (one-and-a-half-storey and two-storey single-detached dwellings)
- **West:** Residential (five-storey apartment dwelling and one-storey single-detached dwelling)

Proposed Development

The applicant is seeking to rezone the subject property from the Institutional (I) Zone to the Urban Residential Type One (R1) Zone to reflect the existing residential use on the site and to address the correspondence with Prince Edward County planning staff. No new development or exterior alterations are proposed as part of this application

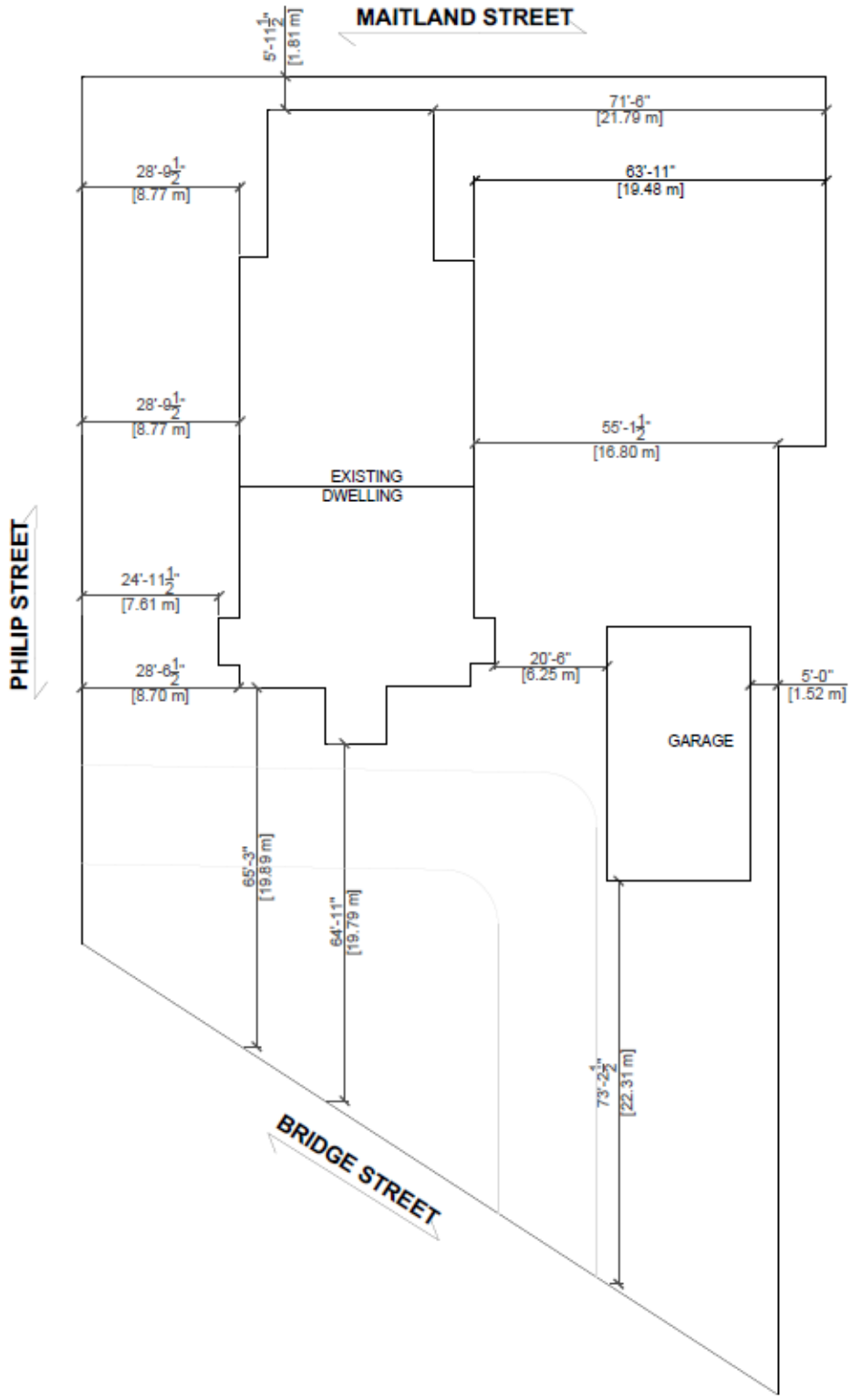

Figure 3: Site Plan (Source: Glenn Dowds)

Policy + Regulatory Review

Provincial Planning Statement (PPS) 2024

The province of Ontario issued an updated Provincial Planning Statement (PPS 2024) that went into effect on October 20, 2024. The new PPS consolidates the previous PPS 2020 and the A Place to Grow Act: Growth Plan for Greater Golden Horseshoe (2019) as well as introduces and amends a number of significant policies. The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, this document sets the policy foundation for the development and use of land.

Chapter 1 of the PPS identifies a vision for the future growth of the province, setting a goal of building at least 1.5 million homes by 2031. The vision for the 2024 PPS includes increasing the supply and mix of housing options in the province and building homes that respond to market needs and local demand to support a growing population and workforce. The PPS provides a policy framework that promotes growth and development within rural and urban settlement areas, the protection of natural and cultural heritage resources, and the mitigation of potential risks to public health or safety. The proposal will support growth and intensification in the urban area.

Chapter 2 of the PPS provides policy guidance for development within settlement areas, strategic growth areas, rural areas, rural lands and employment areas, as well as policies that consider energy conservation, air quality and climate change.

Section 2.1 outlines the goals and policies through which the province plans to accommodate population growth and housing needs. The purpose of the proposed zoning by-law amendment is to recognize the existing residential use one the site.

> *2.1.4 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
>
> *a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*

The proposed zoning by-law amendment will result in a new residential lot as the site will be rezoned from institutional to a site-specific residential zone. The site currently developed with a residential use in the form of a single-detached dwelling and is within an established settlement area on lands designated for residential uses.

> *2.1.6 Planning authorities should support the achievement of complete communities by:*
>
> *a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*

The proposed zoning by-law amendment will accommodate an existing residential use, as the site is to be rezoned to an appropriate residential zone which recognizes the existing single detached dwelling on the site.

Section 2.2 presents the Province's vision for housing and its strategies to promote housing initiatives, guaranteeing that there is an adequate supply of housing to meet the population's needs.

> *2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
>
> *c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation*

The proposed zoning by-law amendment will establish the appropriate residential zoning for the existing single-detached dwelling which is located on a site with frontage on a publicly maintained road and that is currently serviced by existing municipal services.

Section 2.3.1 provides general policies related to settlement areas.

1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*

The site is within the urban boundary where growth and development are intended to be focused.

2. *Land use patterns within settlement areas should 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 proposed zoning by-law amendment will rezone the site to a site-specific residential zone which recognizes the existing single-detached dwelling on the site. The existing residential use on the site represents an efficient use of lands within the urban boundary of Picton as it optimizes existing municipal infrastructure including the road network, water and sewer servicing, and garbage collection.

3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The proposed zoning by-law amendment will address the correspondence received from Prince Edward County Planning staff, while also recognizing an existing residential use on the site which contributes to the range of housing options in Picton.

Chapter 3 of the PPS addresses Infrastructure and Public Service Facilities, emphasizing the need for efficient provision while accommodating projected demands. It includes policies that guide the development of Transportation Systems and Infrastructure Corridors, as well as considerations for sewage, water, and stormwater management. The existing residential use will continue to be sufficiently serviced by municipal services without the need for expansion.

Chapter 4 of the PPS focuses on the wise use and management of resources, including natural heritage, water, agriculture, minerals and petroleum, as well as cultural heritage and archaeology. There are no known natural heritage or environmental features on or adjacent to the subject site. The proposed development does not pose any known concerns regarding management of resources.

Section 5 of the PPS addresses the protection of public health and safety. The policies within this section aim to direct development away from natural and human-made hazard lands, such as floodplains, areas prone to erosion, former mining or aggregate extraction sites, and other contaminated areas. Based on the proposed and historical use of the site, no human-made hazards have been identified. There are no concerns regarding natural hazards on or near the property.

It is our professional opinion that this proposal is consistent with the Provincial Planning Statement, 2024.

County of Prince Edward Official Plan

The County of Prince Edward Official Plan (OP) was adopted by Council on February 24th, 2021 and approved by the Ministry of Municipal Affairs and Housing on July 7th, 2021. The July 2026 consolidation of the Official Plan is the most readily available version on the County's website. The Official Plan will guide development activity and

County initiatives for the next 25 years. It intends to provide strong, clear policy direction aimed at enhancing the liveability and quality of place in the County. The relevant policy considerations of the Official Plan are discussed below, with policies cited in italics.

The following sections of the Official Plan will be addressed:

- Section 2.0: County Context and Future Direction
- Section 3.0: Shaping the County – General Development Policies
- Section 4.0: The County Land Use Designations
- Section 5.0: The County Toolbox – Implementation Policies

Section 2.0 of the OP outlines the historic context and future growth projections that will help inform the vision for the County's future. It also establishes the County's vision for the future, which will provide the contextual framework for long-range planning in the County and the principles for protecting and enhancing the quality of life and quality of place that will define the County over the next 25 years. The vision will inform how the County makes decisions that will protect and enhance quality of life and place.

2.3.1 Principles

Principles express key directions for protecting and enhancing the quality of life and quality of place that define Prince Edward County over approximately the next 25 years. The following principles apply throughout the County:

i. The County's Urban Centres and Villages will become revitalized as complete and inclusive communities that include a diversity of housing options, commercial amenities, community facilities and services, and employment opportunities close to where people live.

The site is designated Urban Centre on Schedule A-2 – Land Use of the OP. The proposed zoning by-law amendment will formally recognize existing residential development on the site, which received building permits from Prince Edward County. Further, the proposal will result in a residentially zoned lot in the urban area which is comprised primarily of residential uses in proximity to various community facilities and open space uses.

2.4.1 Approach

a) It is anticipated that growth opportunities in the County over the next 25 years will include:

i. All types of urban development focused within the Urban Centres and Villages;

The proposal will result in a residential lot, which has an existing two-storey single detached dwelling, within the urban boundary, optimizing an existing lot services with municipal services.

2.5 Policies

a) This Plan accommodates growth in various locations throughout the County. Notwithstanding this flexibility, the identified Urban Centres shall be the primary focus for new growth. Villages and Hamlets will also play a key role in accommodating new growth, in concert with their ability to provide context appropriate levels of infrastructure, whether municipal, communal or individual servicing systems/facilities.

As noted, the site is located within the urban centre of Picton per Schedule A-2 – Land Use of the Official Plan. While no new development is proposed, the proposed zoning by-law amendment seeks to recognize the existing single-detached dwelling on the site within the appropriate zoning classification. Further, the existing single-detached dwelling on the site is currently serviced by sufficient municipal water and sewer servicing.

b) When reviewing development proposals within the Urban and Rural Settlement Areas, the County will consider the following criteria:

i. New development shall be compatible with the local context;

ii. *New development shall occur in proximity to existing development and shall have a mix of uses and densities that allow for the efficient use of infrastructure service systems/facilities that are appropriate for the local context;*

The proposed zoning by-law amendment seeks to permit the existing residential use on the site which received building permits in 2024 within an appropriate site-specific residential zone. The two-storey single-detached dwelling on the site is generally compatible with the existing development pattern in the area. A zoning by-law amendment is required to address performance standards related to the front yard setback and cumulative driveway width. The existing residential use efficiently utilizes an existing serviced parcel within the settlement area.

Section 3.0 of the OP outlines policies intended to shape the growth of the County over the next 25 years. The policies will help ensure that growth occurs in the way envisioned by the County and in a manner that contributes to the sense of place in the County. These policies are focused on environmental protection, parks and trails network, stable and diversified economy, housing, arts and culture, and cultural heritage.

3.3.3 Housing Policies

1) *The County shall promote greater housing diversity by requiring a mix of housing types, sizes and densities and encouraging a mixture of tenures an affordability which will accommodate changes in community needs over time. The County shall promote opportunities for increased housing densities and intensification for residential development within the identified Settlement Areas.*
6) *It is expected that residential intensification will play a limited role in accommodating the short-term growth projections for the County based on the slow rate of growth, and the adequate supply of greenfield development opportunities that remain available within the defined Settlement Areas. As such, this Plan establishes a County-wide target of accommodating 10 percent of its projected growth through residential intensification within the identified Settlement Areas, and with a clear focus on the Urban Centres of Picton, Wellington and Rossmore*
10) *The County shall maintain the ability to accommodate future residential growth for a minimum of 15 years through residential intensification and the development of land designated and available for all forms of residential development, particularly within the Urban Centres of Picton, Wellington and Rossmore, where Secondary Plans have been approved.*

The proposed zoning by-law amendment will result in a new residential lot within the urban centre of Picton as the site will be rezoned from institutional for a site-specific residential zone, permitting the existing single-detached dwelling. The existing single-detached dwelling is consistent with the development pattern of the surrounding area and supports residential intensification through infill within the urban centre of Picton. Further, the existing two-storey single-detached dwelling on the site conforms to the Town Residential Area designation within the Picton Urban Centre Secondary Plan as discussed herein.

3.4.3.1 Servicing Policies for the Picton and Wellington Urban Centres

1) *Municipal sewage services and municipal water services are the preferred form of servicing for new growth opportunities within the Picton and Wellington Secondary Plan Areas. Intensification and redevelopment within Picton and Wellington shall be on municipal sewage services and municipal water services, wherever feasible.*

3.4.4 Stormwater Management Policies

1) *The Municipality shall require appropriate stormwater management facilities and outlets for new developments that mitigate the impacts of stormwater quality and quantity. Stormwater Management Plans shall be required for any new major development with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Province's Stormwater Management Plan and Design Manual, or its successor.*

3.4.8.1 The Municipality shall ensure that utility services such as cable communications/ telecommunications and pipelines are readily available to all development at levels necessary to ensure the safety and convenience of the residents and businesses of the Municipality.

The existing residential development on the site is currently adequately serviced by municipal sewage and water services and is also serviced by adequate utility services. Further, as the development on the site has already been subject to building permit review, it is anticipated that stormwater management has been addressed to the satisfaction of County staff.

Section 4.0 of the Official Plan provides policies related to the various land use designations in the County. The site is designated Urban Centre in Schedule A-2 – Land Use Designations in the County Official Plan, which falls within the Urban Centres designation of Section 4 of the Official Plan.

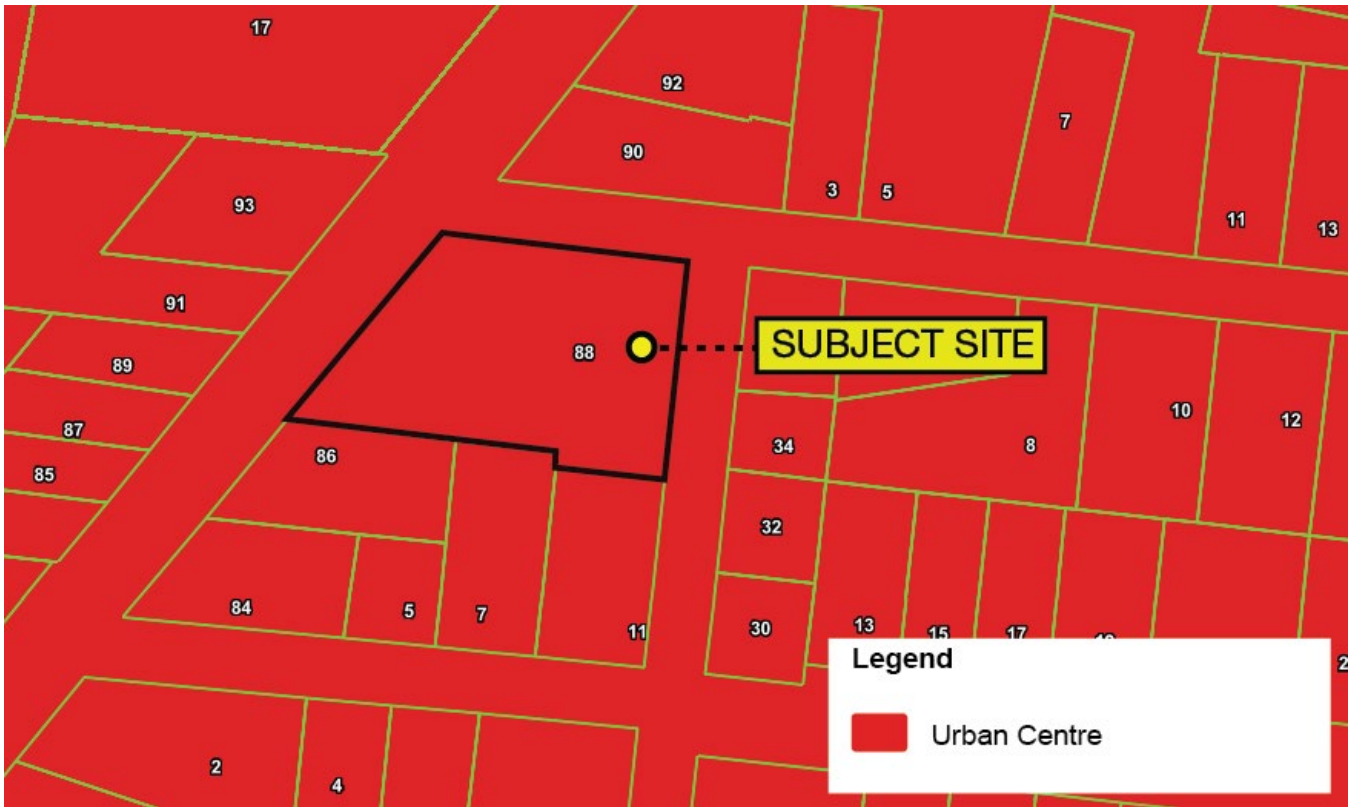

Figure 4: Schedule A-2 – Land Use (Source: Prince Edward County, annotated by Fotenn Planning + Design)

Section 4.1.2 outlines the intent to facilitate the evolution of Picton, Wellington and Rossmore as healthy, vibrant and complete communities. A Secondary Plan, with detailed policy framework, is in effect for each of the three Urban Centres, which will be discussed below.

The following policies are applicable to the site:

4.1.2.1 Policies

1) The County has prepared detailed Secondary Plans for the designated Urban Centres of Picton, Wellington and Rossmore. These Secondary Plans provide for more detailed planning policy guidance and are standalone documents, given force under the Planning Act.

The proposed development conforms with the Picton Urban Centre Secondary Plan as described herein.

Section 5.1 of the Official Plan provides implementation policies related to plan administration. More specifically, in the context of this application, Section 5.1.1 provides specific direction regarding Zoning By-laws.

> *5.1.1 3) The Municipality may further refine the list of permitted and/or prohibited uses outlined within the Comprehensive Zoning By-law within the land use designations identified in this Plan based on the merits of an individual development application and with conformity with this Plan*

A Zoning By-law Amendment is required to permit the proposed, which conforms with the intent of the Prince Edward County Official Plan, as discussed herein.

It is our professional planning opinion that the zoning by-law amendment application conforms with the County of Prince Edward Official Plan.

Picton Urban Centre Secondary Plan

The Picton-Hallowell Secondary Plan was adopted by Council of the Corporation of the County of Prince Edward as part of Official Plan Amendment Number 63 on June 10, 2014. The Secondary Plan is intended to guide development for a 20-year period. The Plan outlines a vision for the long-range physical development of the Picton-Hallowell area and provides strategies and specific implementing actions to realize that vision. In relation to the proposed development, Picton-Hallowell Secondary Plan includes the following considerations (with policies cited in italics):

The subject site is designated Town Residential Area on Schedule A – Picton Land Use Map of the Picton Urban Centre Secondary Plan.

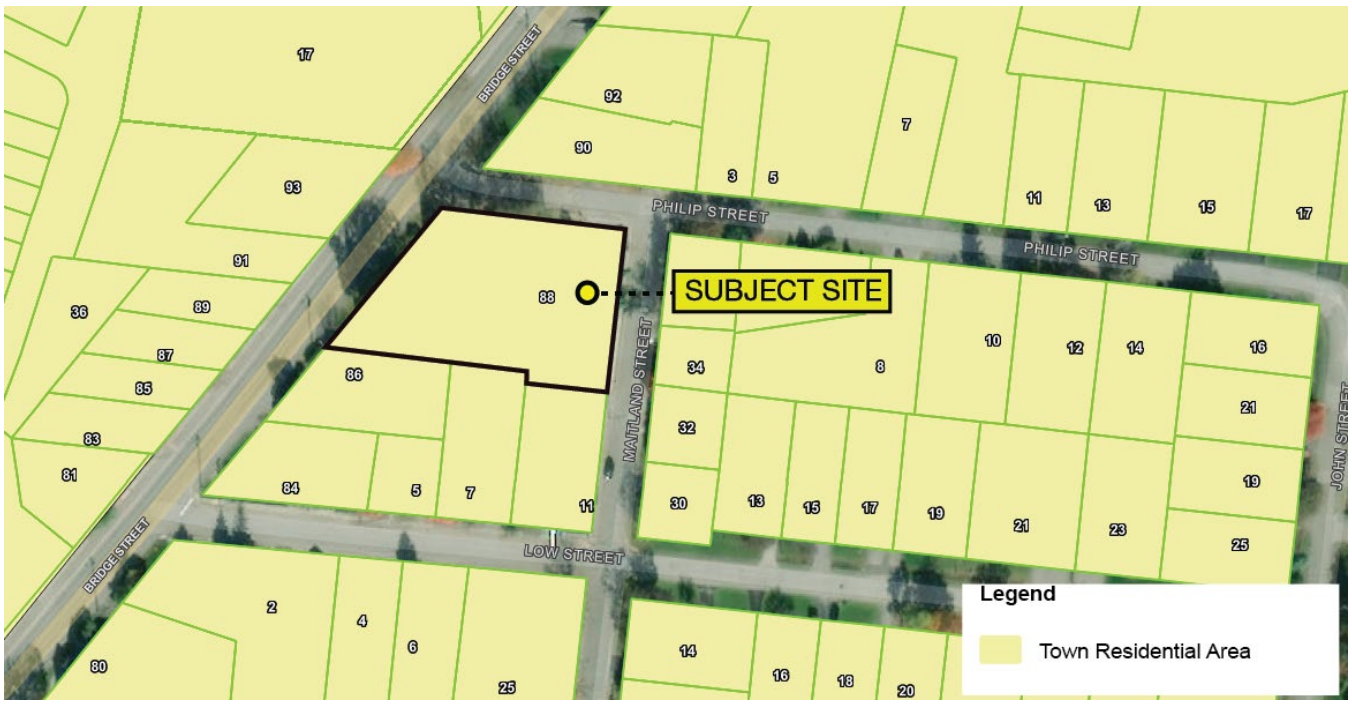

Figure 5: Schedule A – Secondary Plan Land Use Map (Source: Prince Edward County Public GIS Viewer)

Section 2.4 of the Secondary Plan identifies the Town Residential Area as a land use area to manage growth in the residential neighbourhoods of Picton-Hallowell with policies intended to maintain and enhance the already established neighbourhoods of the community by encouraging compatible infill development and the extension of

existing neighbourhoods into surrounding undeveloped areas. Implementing policies for Town Residential Areas are as follows:

1. *Maintain and enhance the built form and character of existing neighbourhoods in Picton-Hallowell.*
2. *Permit a mix of residential unit types in existing neighbourhoods, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Secondary and accessory units, provided no more than two units exist on one lot, shall also be permitted. Converted dwellings resulting in no more than three units shall also be permitted.*
5. *Ensure that opportunities for intensification in existing neighbourhoods are consistent with the policies of Section 2.4.3 of this Plan with respect to intensity of use, built form, urban design, and streetscape. Intensification includes redevelopment and the development of vacant and/or underutilized lots.*

The proposal seeks to recognize an existing single-detached dwelling which generally maintains the existing built form and character of the surrounding area within an appropriate site-specific residential zone. Further, the proposed zoning by-law amendment and existing residential development on the site conform to the policies found within section 2.4.3 of this plan as discussed herein.

Section 2.4.3 of the Secondary Plan provides policies that promotes residential intensification in the County, resulting in the development of complete neighbourhoods. Within the context of the Plan, intensification is defined as the development of a property, site, or area at a higher density or intensity than currently exists. Intensification generally occurs by means of redevelopment, development of vacant and/or underutilized lots within built up areas, or expansion or conversion of existing buildings.

1. *Encourage intensification in the Town Residential Area as a means of creating complete neighbourhoods that maximize the use of existing municipal services and facilities, encourage the provision of affordable forms of housing, provide a broader mix of everyday uses in close proximity, and encourage active modes of transportation.*
2. *Recognize that intensification in the Town Residential Area will result primarily from minor infilling on existing lots of record in built areas.*
3. *Encourage minor infilling on existing lots of record and the rounding out of existing development patterns in existing neighbourhood areas. Minor infilling includes the expansion or conversion of existing buildings.*

The proposal seeks to recognize an existing residential use on a site designated Town Residential Area which is adequately serviced by municipal water and sewer services and is in proximity to active transportation in the forms of sidewalks which abut the site on all three frontages. Further, the proposed zoning by-law amendment represents infill intensification in that it will rezone the site from institutional to a site-specific residential zone to recognize the residential development on the site.

4. *Recognize a preferred target residential density of 25 units/net hectare (10 units/net acre) for residential intensification in the Town Residential Area. Higher density may be permitted in exchange for the provision of community benefits consistent with the policies of Subsection 5.1.1.4 of this Plan with respect to height and density bonusing.*

The proposal seeks to recognize an existing residential use, in the form of a single detached dwelling, which results in a density of 4.5 units per net hectare.

5. *Consider the following when evaluating applications for intensification in the Town Residential Area:*
    a) *Proposed development is consistent with the policies of the Town Residential Area and the relevant goals and policies of this Plan;*

As detailed herein, the proposal conforms with the policies of the Picton Urban Centre Secondary Plan.

b) *Proposed property, site, or area is suited for intensification in the context of the surrounding neighbourhood;*

The site is situated within a residential neighbourhood where the existing built form is characterized by predominantly single-detached dwellings and apartment dwellings with building heights ranging from one to five-storeys. As such, the site is well suited for residential intensification in the form of the existing two-storey single-detached dwelling.

c) *Existing municipal services and proposed stormwater management measures can accommodate the additional development;*
d) *Existing street network can accommodate the additional development;*

The existing residential use on the site can be sufficiently accommodated within the existing street network and is adequately serviced by municipal water and sewer.

e) *Proposed development is compatible with the built form and character of the surrounding neighbourhood with respect to height, massing, landscape, and streetscape;*
f) *Proposed development provides adequate privacy, sunlight, and views of the sky for existing and new residents;*

The existing residential use on the site complies with the minimum height and landscaped open space requirements of the implementing zoning by-law. The purpose of the proposed zoning by-law amendment is to rezone the site from institutional to an appropriate site-specific residential zone in order to permit the existing residential use on the site. The existing development on the site maintains the general built form and character of the area in that it has maintained the existing front yard setback and has reduced the overall width of driveways on the site.

g) *Proposed development is consistent with the town design policies of Section 4.1 of this Plan; and*

As discussed herein, the site conforms to the policies of Section 2.4. Further, as the site is not designated within the Heights Development Area, the polices of Section 4.1 do not apply.

h) *Proposed development conforms to the policies of Sections 2.12.1, 2.12.2, and 2.12.3 of this Plan regarding the Town Square, Picton Harbour, and Warings Creek Policy Areas, as appropriate.*

The site is not located within the Town Square, Picton Harbour, or Warings Creek policy areas.

Section 3 of the Secondary Plan provides policy direction to guide community facilities and services which include transportation and services and utilities such as water and sewer in the Picton-Hallowell planning area. The proposal seeks to recognize an existing residential use which will continue to utilize existing driveway access from Philip Street and Bridge Street. While the proposed zoning by-law amendment seeks to permit an increased cumulative driveway width, the proposed cumulative driveway width associated with the existing residential use has been decreased from historical cumulative driveway widths associated with the site. As such the proposal is not anticipated to result in a negative impact the transportation system. Further, as the existing residential use on the site is adequately serviced by municipal water and sewer, and no new development or exterior alterations are proposed, there are no anticipated concerns regarding site servicing capacity at this time.

Section 4.3 of the Secondary Plan provides policy direction for matters pertaining to the provision of housing in the Picton-Hallowell area. Housing is a critical component of healthy, sustainable, and complete communities. Although single family housing has been predominant in the past, the Secondary Plan encourages a growing diversity of household types in response to an aging population, reduced household sizes, and limited supply of rental housing. Multi-unit housing with varying types of tenures (rental, condominium, and freehold) are encouraged to meet the emerging household needs in the County.

Implementing Policies – Council shall:

1. *Maintain the ability to accommodate future residential growth for a minimum of 10 years through intensification, redevelopment, and land designated and available for residential development. Refer to Sections 2.4 and 2.5 of this Plan regarding development in residential and mixed use areas.*
2. *Maintain available servicing capacity to provide a minimum three-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned and available for development, as required by the Provincial Policy Statement.*
3. *Monitor the County's ability to accommodate future residential growth and available servicing capacity for residential development to ensure that the housing targets of this Plan are achieved.*

The proposal seeks to recognize an existing residential use within Picton which conforms to Section 2.4 as it relates to intensification within existing neighbourhoods within the Town Residential Area designation. Further, the existing residential use on the site has sufficient servicing and is proposed to be rezoned to accurately reflect the existing residential uses on the property.

It is our professional planning opinion that the zoning by-law amendment application conforms with the County of Prince Edward Picton Urban Centre Secondary Plan.

Current & Proposed Zoning

The subject site is currently zoned Institutional (I) Zone in the County of Prince Edward Comprehensive Zoning By-law 140-2025. A zoning by-law amendment is required to rezone the site from the Institutional (I) Zone to a Urban Residential Type One (R1-X) Exception Zone to permit the existing single detached dwelling on the site and to address the existing front yard setback and cumulative driveway width.

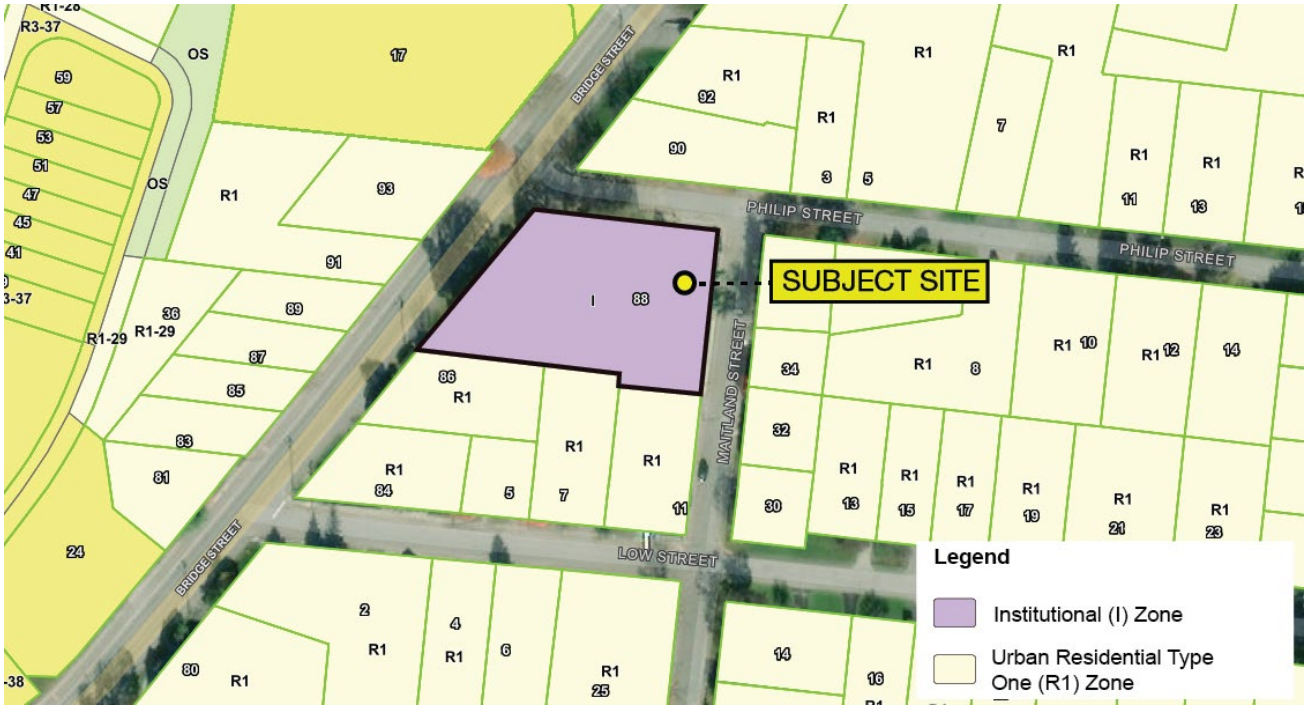

Figure 6: Current Zoning (Source: County of Prince Edward Comprehensive Zoning By-law 140-2025, annotated by Fotenn)

Provision	Requirement	Proposed	Amendment Required?
Urban Residential Type One (R1) Zone – Section 7			
Permitted Uses	Single-Detached Dwelling	Single-Detached Dwelling	No
Lot Area (min)	460 m^2	2,288 m^2	No
Lot Frontage (min)	15 m	+/- 43 m (Maitland Street)	No
Front Yard (min)	3 m	1.8 m (Maitland Street)	**Yes**
Rear Yard (min)	7.5 m	n/a	No
Interior Side Yard (min)	1.2 m	16.8 m	No
Exterior Side Yard (min)	3 m	7.6 m	No
Building Height (max)	12 m	11 m	No
Lot Coverage (max)	35%	22%	No
Landscaped Open Space (min)	30%	> 30%	No
General Provisions – Section 3			
Accessory Buildings, Structures, and Uses – Lot Coverage (max) (3.1.3)	5%	> 5%	No
Accessory Buildings, Structures, and Uses – Height (max) (3.1.4)	7 m	7 m	No
Accessory Buildings, Structures, and Uses – Detached Garage (3.1.6.i)	Interior Yard setback (min): 1.2 m	1.5 m	No
Accessory Buildings, Structures, and Uses – Swimming Pools (3.1.8)	Permitted in and interior or rear yard Not permitted within 1.5 m of rear lot line Water circulating equipment to be setback 3 m (min) from rear lot line Enclosed by a fence greater that 1.5 m	Interior yard > 1.5 m 1 m (front yard) Fence > 1.5 m	No No No No
Parking and Loading Provisions – Section 4			
Parking – Number of Spaces (min) (4.1)	2 parking spaces for a single-detached dwelling	3 parking spaces	No
Parking – Location (4.1.1)	Located 1 m (min) from any lot line	> 1 m from interior and rear lot lines	No
Parking – Dimensions (min) (4.1.5)	6 m (deep) by 3 m (wide)	6 m (deep) by 3 m (wide)	No
Parking – Areas, lots, and aisles (4.1.6)	Width of all driveways 6m (max)	12 m	Yes

Front Yard Setback

Relief is required to reduce the minimum front yard setback from three (3) metres to 1.8 metres. The intent of the minimum front yard setback provision is to ensure there is a consistent streetscape along a road frontage. For the

purpose of lot line interpretation, Maitland Street is considered the front lot line per the definitions of the Prince Edward County Zoning By-law 140-2025. The requested relief will recognize the location of the building on the site which has long be associated with a residential use. Further, as there are existing buildings in the area with a reduced front yard setback such as 7 Low Street, 11 Low Street, and 30 Maitland Street, the proposed reduction will result in a built form which is consistent with surrounding streetscape.

Width of Permitted Driveways
Relief is required to permit an increased cumulative width of driveways from 6 metres to 12 metres. The intent of this provision is to ensure that frontages are not predominantly used for vehicular access and to minimize potential vehicular and pedestrian conflicts. The existing driveways are sufficiently spaced across two of the sites frontages as to minimize potential vehicular and pedestrian conflicts. The existing cumulative driveway width on the site was reduced by the current owners through the renovations undertaken in 2024, as approved by Prince Edward County staff through the issuance of a building permit.

Conclusion

The applicant is seeking approval from Prince Edward County rezone the site at 88 Bridge Street to recognize the residential use on the site in accordance with correspondence between the applicant and Prince Edward County planning staff dated June 14, 2024. The applicant seeks rezone the site from the Institutional (I) Zone to an Urban Residential Type One (R1-X) Exception Zone to permit the existing single detached dwelling on the site and to address the existing front yard setback and cumulative driveway width. As demonstrated herein, the proposal is consistent with the Provincial Planning Statement and conforms with the policies of the County of Prince Edward Official Plan and Picton-Hallowell Secondary Plan.

It is our opinion that the proposed application for zoning by-law amendment is appropriate for the site and represents good land use planning. Should you have any questions or comments, please do not hesitate to contact us at 613.542.5454.

Respectfully submitted,

Holly Newitt, MCIP RPP
Senior Planner
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Senior Planner
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APPENDIX A
PROPOSED ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD
BY-LAW NO. XXXX-2023

A BY-LAW TO AMEND COUNTY OF PRINCE EDWARD COMPREHENSIVE ZONING BY-LAW NO. 140-2025.
(88 Bridge Street – Ward of Picton)

WHEREAS By-law No.140-2025, as amended, is the Comprehensive Zoning By-law governing the lands located within the County of Prince Edward in the Ward of Picton.

AND WHEREAS the Council of The Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 140-2025 for the lands described as 88 Bridge Street; in the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

NOW THEREFORE the Council of The Corporation of the County of Prince Edward enacts as follows:

THAT By-law No. 140-2025, as amended, is hereby amended but the addition of the following subsection 7.5.1 of Section 7 entitled "Urban Residential 1 (R1) Exception Zones" thereof:

88 Bridge Street (Ward of Picton)
Notwithstanding the provisions of this By-law to the contrary, within the R1-X Zone the following provisions shall apply:

a. The following additional provisions shall apply:

(i).	Front Yard (min)	1.8 metres
(ii).	Width of All Driveways (max)	12 metres

THAT Schedule "A-6.1" for the Picton North to By-law No. 140-2025, as amended, is hereby amended by changing the zone category thereon from the Institutional (I) Zone to the Urban Residential Type 1 (R1-X) Zone in accordance with Schedule "1" attached hereto.

THAT this by-law shall come into force and take effect pursuant to the provisions and regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

James Thompson, Clerk

Ron Vandewal, Mayor

Schedule 1 of By-law 2026-XX

