



**TheCounty**  
PRINCE EDWARD COUNTY • ONTARIO

# REPORT

## Development Services

**TO:** Mayor and Members of Council

**FROM:** Stephen Willis, Stantec Consulting Limited, Consultant to Prince Edward County

**DATE:** December 13, 2023

**REPORT:** DS-77-2023

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**SUBJECT:** Official Plan Amendment # (Picton Urban Centre Secondary Plan  
Amendment)  
File No.: OPA-04-23

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### EXECUTIVE SUMMARY:

The purpose of this Official Plan Amendment Application is to update the Picton Urban Centre Secondary Plan to redesignate the subject lands in accordance with an Area Concept Plan that was recently completed identifying blocks, open spaces, and major infrastructure.

In this regard, the County has retained Stantec Consulting Ltd to assist in the review of the application and provide additional resource support to the County staff as the process unfolds.

The lands subject to the requested Official Plan Amendment are generally referred to as Base31, municipally known as 343 County Road 22, 204 Kingsley Road, and adjacent unaddressed lands, and covers approximately 255 ha in the south-east of the Picton Urban Centre. This is shown on the Location Map, Attachment 1. The draft By-law to adopt the proposed amendment is Attachment 2.

The legal description of the lands is as follows:

- Part of Lots 1, 2, 3, 4 and 5 Concession Southeast of Carrying Place
- Part of Lot 24, Concession 2, Military Tract,
- Amendment No. XX to the County of Prince Edward Official Plan, 2021 and the Picton Urban
- Part of Lot 24, Concession 3, Military Tract,
- Part of the Road Allowance between Concessions 2 and 3, Military Tract,
- Part of the Road Allowance between Concessions 2 and 3, Military Tract,
- Part of the Road Allowance between Concessions 3, Military Tract and Concession Southeast of Carrying Place.

All in the Township of Hallowell, County of Prince Edward.

The majority of the subject land is currently vacant, while approximately 30 hectares contain buildings of historical recognition originally developed as part of the former British Royal Airforce No. 31 Bombing and Gunnery School, and most recently known as the Loch Sloy Business Park (also referred to as former CFB Picton).

The subject lands are currently zoned the Future Development (FD) Zone. Lands to the west of County Road 22 carry a Zoning designation of FD (Future Development Zone), while a small portion of the lands to the east of County Road 22 carry a zoning designation of MG (General Industrial Zone).

An application to amend the Picton Urban Centre Secondary Plan to permit a mixed use diverse new community was received on September 13, 2023, and deemed complete on October 10, 2023. A public information meeting was hosted by the County and the applicants PEC Community Partners Inc. on October 25, 2023.

The following studies were submitted as part of the complete application:

- Area Concept Plan (ACP)
- Archaeological Assessment
- Building Assessment Report
- Engagement Series Report
- Cultural Heritage Assessment and required revisions
- Electrical Needs Study
- Commercial Land Needs Study
- Master Servicing Concept Plan
- Natural Heritage Assessment
- Neighbourhood Engagement Report
- Planning Justification Report
- Traffic Impact Assessment
- Draft Official Plan Amendment

A review of the application by the County's consultant, Stantec Consulting Inc, in consultation with County staff, including review of all comments received from the public bodies and the general public, confirmed that the proposed applications conform to all applicable local and provincial policies.

#### **RECOMMENDATION:**

1. **THAT** report DS-77-2023 of Development Services dated December 13, 2023, regarding Official Plan Amendment File No. OPA-04-23, be received;
2. **THAT** Official Plan Amendment File No. OPA-04-23 affecting all lands in the jurisdiction of the Corporation of the County of Prince Edward be approved; and
3. **THAT** a By-Law, to adopt an Amendment to the Official Plan be brought forward to the December 19, 2023 Council meeting for approval.

## ANALYSIS:

### Purpose

The purpose of this report is to provide information and recommend approval of the proposed changes in Official Plan Amendment File No. OPA-04-23 and to provide any public comments received to date for Council's consideration.

### Background

The subject lands are located within the former CFB Picton airbase and consist of a number of hangars and former military buildings that are now used for storage, industrial, and commercial purposes. Beyond this area to the east is the former runway area while the remainder of the lands are vacant. The subject lands are surrounded by natural and rural areas beyond the urban boundary to the east and south. The Picton Heights residential community is to the north-west, and the MacAulay Mountain Conservation Area to the north-east. The escarpment and natural area along Marsh Creek lay to the west of the subject lands, with the built-up area of Picton beyond.

The Area Concept Plan proposes redevelopment of the 304-hectare site into a mixed-use community organized around a Revitalization District (existing buildings) which will be the focus of the proposed new development. The Revitalization District will include retail, cultural and art spaces, light industrial, as well as infill development as mixed use and residential apartments. The greenfield and former runway areas to the east are to be developed as villages consisting primarily of residential uses, while also integrating key community and retail uses. The entirety of the property will be connected by an integrated network of “green fingers” or open space system. Overall, the proposed new development consists of a wide range of uses and amenities across the site to support a diverse range of housing types, active transportation and encourage transit use.

Report [DS-58-2023](#) in September 2023 provided Council an update on the status of the application. The report sought and obtained Council's endorsement of the ACP on the understanding that **the finer details of the land use and infrastructure are going to be addressed in parallel processes in the coming months**, as described in this report, subject to further Council approvals. The report also sought and obtained Council's authority to make a request to the Minister of Municipal Affairs and Housing for a Community Housing and Infrastructure Accelerator (CIHA) approval and directed staff to engage stakeholders on that request in tandem with the Official Plan Amendment application. **The rationale for the request is to address urgently needed affordable housing in the County and to facilitate the restoration and repurposing of the original air base buildings. The CIHA request to the Minister was sent electronically on November 27, 2023.**

The original Official Plan Amendment application was for 304 ha (750 acres). As discussed later in this report, the revised submission is for 255 ha (630 acres). **The rural industrial lands to the east which were originally included in the application cannot be redesignated at this time in an individual application. Under** the Provincial Policy Statement (2020), that needs to be

considered as part of a municipally led comprehensive review process. The applicant elected to remove that request from the application at this time.

## **DETAILS OF THE AMENDMENT**

The Prince Edward County Official Plan (PECOP) and Picton Urban Centre/Picton-Hallowell Secondary Plan (PSP) permit mixed-use redevelopment of these lands with residential, cultural and community uses to create a diverse, vibrant, and quality rich new community.

The subject lands are designated Heights Development Area, Town Residential Area. The Official Plan Amendment application is seeking to re-designate the lands to Mixed Use Area: Base31 Development Area to maintain and expand a mix of uses to the entirety of the site, including:

- Amend all Schedules and Maps of the Official Plan and Secondary Plan to correct the Settlement Area Boundary and Secondary Plan Boundary to match the westerly property boundary of the site.
- Amend Schedule E Transportation & Infrastructure of the Prince Edward County Official Plan to remove the airport symbol and reflect the proposed road network on the lands.
- Amend Schedule F: Secondary Plan Service Areas Map of the Picton Urban Centre Secondary Plan within the Secondary Plan to redesignate the entire site as “Service Area 1” from “Service Area 3”
- Amend section 2.5 Mixed Use Areas of the Picton Urban Centre Secondary Plan Secondary Plan to:
  - Amend the preamble language that describes the Mixed Use Areas to include the site
  - Add an additional Mixed Use Area category as 2.5.4 Base31 Development Area

## **PLANNING ACT**

The Official Plan Amendment Application was deemed complete by Staff. The proposed application satisfies criteria of Section 22 of the Planning Act.

## **PROVINCIAL POLICY STATEMENT**

The Official Plan Amendment application conforms to the policies of the Provincial Policy Statement (2020), as per the submitted Planning Justification Report prepared by Urban Strategies Inc. dated September 2023, and revised on November 22, 2023.

Specifically, the proposed amendment uses lands already designated for development in the Picton settlement area for redevelopment and a diversification of housing and employment uses. This ensures that the County continues to have enough designated lands available for development to meet the requirements of the Provincial Policy Statement. The various supporting studies show that the site can be supported with the necessary infrastructure, to be developed over time, and phased with development. The proposed redevelopment is a significant contribution to the County’s diversification of its economic base and future economic prosperity. The project will introduce a number of new housing typologies which will diversify

the types of housing for the County's growing population. Finally, the project is conceived around a strong commitment to restoring elements of the former air base and repurposing these cultural heritage assets for new cultural, employment and educational uses.

## **COUNTY OFFICIAL PLAN**

The Official Plan Amendment application conforms to the policies of the Prince Edward County Official Plan (PECOP), as per the submitted Planning Justification Report prepared by Urban Strategies Inc. dated September 2023, and revised on November 22, 2023.

The application is consistent with the County's growth management policies. The Official Plan seeks to wisely manage change and economic growth in the area. Relevant policies in the PECOP welcoming all types of urban development within the Urban Centres, Villages, and Hamlets including the established settlement of Picton and supporting new housing and jobs, including tourism related jobs.

County staff and its consultant acknowledge that this application represents a significant amount of growth to the Picton Urban Centre, but that growth will be gradual over 20-25 years, and it reflects population growth patterns emerging across all of Ontario consistent with Provincial and regional projections.

On October 24, 2023, the County received the Hastings/PEC Regional Growth Analysis Report that indicated that the municipalities of Prince Edward County, the City of Belleville, the City of Quinte West, and Hastings County, (referred to as the PEC/Hastings Regional Area), have experienced higher rate of population growth over the past 5 to 7 years. The report states that between 2016 and 2021, the region's annual population increased at a rate of 1.2%, creating a steady demand for new housing construction throughout this area. Further the report also found a strong correlation between the pandemic and accelerated housing development activity broadly across the region. The report indicates that over the next five to 10 years, housing demand across the region is anticipated to remain strong due to immigration as well as positive net migration from elsewhere in Ontario.

The proposed development conforms to the direction of the PECOP and supports its intents for growth management by planning for new development in a settlement area within the County, providing for a significant density of new housing and jobs, and providing this in a range of building types. The development is not proposed in an area with any significant environmental constraints, and the community design makes considerable effort to protect natural features and natural drainage areas by locating them in the open space system where development will not occur. This is possible since much of the site was previously used as an air base and therefore this is a re-use of previously developed lands.

The proposed uses are consistent with the Official Plan's objectives for economic diversification, particularly in the tourism and agritourism related sectors. The proposed land uses should complement other uses in Picton Main Street and help draw more visitors to the County, which will benefit multiple business areas.

The PECOP encourages new affordable housing across the County, with a target of 25% of all units to be built as affordable (Policy 3.3.3 4)). The PECOP calls for the development of affordable housing, primarily in Urban Centre areas, but also for seasonal workers in the

agriculture or tourism sector, in keeping with the Agricultural areas and Rural Lands policies of the Plan. The Official Plan also has a policy where the County will “promote greater housing diversity by requiring a mix of housing types, sizes and densities and encouraging a mixture of tenures and 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” and “Affordable housing shall be supplied in a variety of housing types (bachelor apartment units, one-bedroom apartment units, townhouses, single detached, etc.), provide for a range of family sizes and be encouraged to be represented in all neighbourhoods within Settlement Areas” (Policy 3.3.3 1).

Under the Planning Act, municipalities can set targets for affordable housing in their Official Plans, but there are very limited tools to require it in private development applications, and those tools generally relate to areas around rapid transit stations. In addition, the issue of affordability has become considerably more complex in Ontario since the Official Plan was adopted, as there have been rapid escalations of housing and rent prices across the Province, beyond rates of income growth. Finally, the Province recently changed how “affordability” is determined in amendments to the Development Charges Act.

Over the course of the review of the application, and as a result of Council’s discussion of this topic at the time of the September 2023 status report, County staff and its consultant have sought further clarification from the applicant on their intentions for affordable housing. **The County has sought either a larger percentage of affordable housing beyond the 5% committed by the applicant and/or specific commitments to a diversity of unit types aimed at a diversity of household income ranges. The issue of how much affordable housing is built will be addressed through subsequent stages of the development review and approval process.** The Official Plan also has numerous policies related to protection of cultural heritage assets and encourages new projects to “conserve and incorporate cultural heritage resources into any new development plans through such mechanisms as adaptive reuse; and be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated.” The technical submissions by the applicant demonstrate a strong commitment to managing cultural heritage features and adaptive reuse through conserving the Base31 buildings and repurposing them for many types of gathering, commercial and public-oriented uses, and integrating them in the new development.

**An earlier version of the application included a proposal to add additional land to the Picton Urban Centre Secondary Plan on the east side of the site. These lands currently are designated Rural Industrial in the County Official Plan. The lands were removed from the application as a result of discussions with the applicant, as the proposed redesignation would not comply with the current process for expansion of settlement areas in the PPS (2020) which requires a municipally led comprehensive review process.** Those PPS policies are currently under review by the Province, so this proposal for expansion is premature, and no longer part of the amendment application.

**There is a minor revision to the south-western edge of the settlement boundary that aligns the settlement boundary to the property boundaries shown on Schedule 1 of the Official Plan Amendment. Staff and the County’s consultant consider this a minor technical correction,**

consistent with the intent of both the Official Plan and the Secondary Plan that there be development on the west side of County Road 22. This land will be used primarily for stormwater infrastructure to service the Base31 development. That type of infrastructure is permitted in rural designations, but since it is associated with the Base31 development, it is appropriate to do the minor correction to the urban designation boundary.

## **PICTON URBAN CENTRE SECONDARY PLAN**

The Picton Urban Centre Secondary Plan, adopted in July 2015, identifies the subject property as part of the Heights Development Area. Section 2.6 of the Heights Development Area states:

The policies of the Heights Development Area recognize the historic use of the area for employment, aviation, and aviation related activities, but also recognize the potential for the area to become a more integral part of Town development with a range of residential, employment, institutional, recreation, tourism, and other uses. These uses may occur at the neighbourhood and community scale, and opportunities to establish linkages to the more developed areas of the Town are encouraged.

The Secondary Plan (Section 2.6 Policy 13) requires the completion of an Area Concept Plan prior to development. The applicant completed that step prior to filing the Official Plan Amendment application, and Council endorsed the ACP in September 2023.

The proposed Official Plan Amendment makes changes to the Secondary Plan yet continues to meet its overall intent. The Secondary Plan identifies ten distinct land use areas within the urban centre, providing a set of directions and associated policies for each. The lands on the west side of County Road 22 are classified as Town Residential Area lands. The lands to the east of County Road 22 (including the parcels north and south of Kingsley Road) fall within the Heights Development Area. The two land use areas have comparable residential policies; however, the Heights Development Area lands carry additional permissions for a wider set of land uses (including institutional, cultural, entertainment, etc.) beyond residential intensification.

The proposed amendment meets the Guiding Policies of the Secondary Plan for a wide range of new development, a diverse range of commercial, employment, tourism and creative rural economic uses, a diverse range of housing types at a range of residential densities. The plan meets the residential density targets of the Secondary Plan.

Residential development should include a mix of unit types and will require a minimum density of 17.3 units/hectare (7.0 units/net acre, net of roads and other public infrastructure), with a preferred residential density of 25 units/net hectare. Higher densities may be permitted in exchange for the provision of community benefits.

The proposed plan for Base31 constitutes development within the density ranges indicated in the Secondary Plan, which equate to a minimum of 5,000 units, a preferred density of 7,500 units, but designated at a density so that it may be possible to accommodate 10,000 units over the life of the project. Neighbourhood-scale community uses will be distributed throughout the



villages, as expressed in the ACP, and in the Revitalization District. Neighbourhood-scale community and non-family residential uses, including schools, places of worship, libraries, community centres, day cares, assisted living, special needs housing and nursing homes, will also be permitted.

The Secondary Plan calls for the establishment of a connection between developed neighbourhoods in the Town Residential Area and Heights Development Area designed as a grid-like street pattern framework. The amendment establishes an organizing framework for the site including a road system, Mixed Use development areas, passive greenspace areas and areas planned for parks, consistent with the policies of the Secondary Plan.

The overall planning policy for the site facilitates the development of a destination arts and cultural commercial hub within the Revitalization District, an interconnected open space network, and a range of residential, non-residential, and cultural opportunities on full municipal services within the Picton-Hallowell Urban Area.

## **SUPPORTING STUDIES/REPORTS**

### **Planning Justification Report**

Urban Strategies Inc. was engaged by the applicants to prepare a planning justification report. The report outlined the site context and history as well as stated the socio-economic context of the site. The justification report further provided the existing and proposed policy context to request the Secondary Plan Amendment.

The justification report concluded that the proposed development is consistent with the Provincial Policy Statement and the County's Official Plan, and it will be a meaningful contribution to the Picton's urban fabric and will increase housing availability, economic diversity, long term infrastructure investments as well as create an optimal balance by reviving the heritage element of the site.

In addition, in the applicant's resubmission of this report, they provided the applicant's Housing Strategy to address a number of concerns raised during Council's deliberation on the status report and during the public meeting, that there needed to be a more detailed commitment.

### **Master Servicing Concept**

The applicant's Master Servicing Concept which was prepared in support of the Official Plan Amendment was reviewed as part of the technical circulation of the planning file. **The report demonstrates that an initial phase of development can be supported through the provisions of the Interim Servicing Agreement (Attachment 4), and that subsequent phases are viable provided they are phased in accordance with the Picton Master Servicing Plan and the Regional Water Strategy which are both studying upgrades. Development capacity is allocated to the project when a subdivision or site plan agreement is executed in accordance with County Policy EV800.**

The report was reviewed by Quinte Conservation, and they had no concerns with the stormwater strategy in the Master Servicing Concept.



## Transportation Impact Assessment

TYLin is the applicant's consultant who prepared a Transportation Impact Assessment for the proposed development. The report evaluated existing traffic conditions and those traffic conditions expected with build out in a phased manner. Traffic models show that even without this development, signalization will eventually be required at Picton Main Street and Bridge Street, as well as Bridge Street and Union Street. The County is currently carrying out a Municipal Class EA to explore traffic control options for this intersection. . With the development, TYLin concludes that the intersection of County Road 10 and County Road 22 will require signalization, since there will be higher demand to use this intersection to reach Highway 33/62.

Ultimately, as the project reaches full build-out, the report recommends signalization at:

- Bridge Street & Union Street
- County Road 10 & County Road 22
- County Road 22 & Kingsley South/Airport Lane
- County Road 22 & Kingsley

Additionally auxiliary turn lanes are recommended at the following intersections and directions:

- County Road 22 & Kingsley South/Airport Lane, left turn lanes in all directions
- County Road 22 & Kingsley Road left turn lanes in the northbound and southbound directions, and right turn lane in the westbound direction.

As each phase of development occurs, staff will be resolving cost sharing for the required intersection and turn lane upgrades associated with each phase.

While the applicant has provided their Transportation Impact Assessment, the County is currently undertaking a Transportation Master Plan (TMP) for the Picton Settlement Area and it is the TMP that will ultimately determine the infrastructure requirements needed to facilitate the build out of the Picton Urban Centre, which includes the Base31 development.

For parking supply, the TY Lin report concludes on the projected visitors forecast for the Base31 Revitalization District, it is expected that the day-to-day operations as well as any minor events will be well accommodated within the current contemplated parking supply. Major events are projected to require the bulk of the available parking supply and can be improved with parking management strategies such as shared parking agreements, improved shuttle bus services, and dedicated pick-up / drop-off facilities. A comprehensive parking supply strategy will be developed for the Revitalization District to ensure that the parking demand will be sufficiently met. PEC Community Partners are monitoring current parking usage as programming on the site evolves and they will trigger that study as the demand for parking increases. TYLin provided the applicant with a Transportation Demand Management Plan that provides recommendations to further reduce single occupant vehicle usage and promote alternate modes of transportation. These will support the vision of the Base31 development lands to create an environmentally friendly and active community.

## **Archaeological Report**

The applicants Archaeological Assessment Report was reviewed. The report stated that no archaeological material was encountered during the Stage 2 assessment of the study area. Further the report provided that the study area is considered free of cultural heritage value or interest and no further archaeological assessment was recommended.

## **Natural Heritage Assessment**

The applicants Natural Heritage Assessment report by Palmer was reviewed to understand the high-moderate-lower environmental constraint at Base31. The report concluded that at the current master plan stage of design, the low and potentially moderate constraint areas that have been identified are, in principle, environmentally feasible for development, subject to further design refinement through subsequent stages of the development review and approval process.

The Environmental Advisory Committee reviewed this report and advised that they had no concerns. Quinte Conservation also reviewed the report, and they had no concerns with the delineation of features on the site and expect that in further stages of planning, more site-specific details and strategies will be required.

## **Building Structural Assessments – Base31 Properties**

James Horne Engineering was engaged by the applicants to provide structural assessment on the buildings currently located on the former military base.

The assessment report states that the buildings have been examined from the exterior and where possible the interior with the intent for retaining the original structures either with minor repair or with a repurposing of the building and possibly with additional work/renovation. **The report observed that most buildings were in “good shape” in spite of their age and have stood against the test of time.** The report identified that most of these buildings will require minor repair and replacement of the odd structural element such as a floor joist or stud.

## **Commercial and Employment Land Needs Study**

Tate Economic Research Inc. was engaged by the applicants to prepare a Commercial and Employment Land Needs Study for Base31 Area Concept Plan. The analysis in this report forecasts commercial and employment demand in terms of land area. Overall, the analysis concluded that at full build out of Base31 Area Concept Plan, existing residents of Picton plus the new Base31 residents will support approximately 1.2 million square feet of non-residential floor space in Picton at complete build-out. That means that there is enough demand for the existing non-residential floor space in the area plus that being added by Base31.

Further, the report provided that the proposed Revitalization District has the capacity to accommodate the warranted commercial and employment demand in the short to medium (interim) period. The future residents of Base31 will expect (and should be provided) ready access to commercial services serving daily / weekly needs (grocery, pharmacy, food / beverage, personal services) so as to fulfil the promise of a walkable / complete community. However, the report pointed out and recommended that in order to consider long term

opportunities, further investigation and a greater understanding of the anticipated phasing of development will be required.

To avoid erosion of the Picton Main Street's position as a commercial core, the County will need to carefully work with the applicants as each phase of development comes forward to promote synergies rather than competition. In addition, any measures to promote convenient access between the future development and Picton Main Street will assist in this effort.

The County commissioned a peer review of this report by Danix Management Limited. Danix concluded that the methodology followed in the Commercial and Employment land Needs Study to calculate the warrant for commercial and employment lands at Base31 was well structured and the assumptions adopted at each step in the calculation of the warrant were reasonable. Danix concluded that the designation of the Revitalization District in the Base31 Design Concept Plan for mixed use that focuses the commercial and employment requirements of Base31 development can be supported provided the population anticipated in the Villages is as planned.

### **Cultural Heritage Assessment Report**

Parslow Heritage Consultancy Inc. was engaged by the applicants to provide a Cultural Heritage Assessment Report (CHAR). The purpose of this report was to review relevant historical documents, evaluate potential cultural heritage value or interest (CHVI) with the aim to identify cultural heritage resources. **The report recommends that Camp Picton presents with CHVI that makes it a candidate for Designation under Part 29 of the OHA.** While Prince Edward Heights presents with sufficient CHVI to be a candidate for Listing as per Section 27 of the OHA, the property does not meet the minimum standards as outlined by the OHA for Designation under Section 29 of the OHA.

Stantec completed a peer review of the Cultural Heritage Assessment report and identified a number of information gaps and revisions required for the report, including an update to the evaluation of Cultural Heritage Value, an update to the Preliminary Impact Assessment. **In particular, more information is required to justify mitigation measures, address interpretation on the site, and document the rationale for the limited number of demolitions or relocations.** While Stantec has concerns with the report, it is their recommendation that the OPA be approved, and the applicant be required to resubmit this assessment prior to subsequent steps of approval. **These concerns have been communicated to the applicant and an updated report is in progress. The County would like that revised report submitted no later March 2024.**

### **Electrical Needs Study**

The applicant's Electrical Needs Study was authored by Callidus Engineering to provide a high-level analysis of the electrical service required to serve the multi-use development proposed at the Base31. The study recommended the entire design and installation must comply with Hydro One standards and requirements under regulation by the Ontario Energy Board. All developer-owned infrastructure including developer-owned transformers and secondary services must comply with the Ontario Electrical Safety Code under regulation and review by the Electrical Safety Authority.

## Neighbourhood Plan Engagement Report

The applicant's Neighbourhood Plan Engagement report documents their extensive consultations over a five-month period preceding the planning application. This included three online surveys hosted on SurveyMonkey, a workshop series (4), and an in-person community meeting, known as the Idea Fair, and continuous updates on their project website. They estimate that they had over 1,500 participants in their engagement process. The report documents the process and explains how input was incorporated into the community design and Area Concept Plan which form the basis of the application.

### Summary of Key Issues and Responses by the Applicant

A Summary of the Summary of Agency and Stakeholder Comments and Responses from the Applicants is attached as Attachment 3.

To briefly summarize the key issues and responses:

- Servicing concerns: Stakeholders are concerned that there is adequate servicing for the project, and that there are a number of servicing studies in progress. **There is sufficient servicing to support an Interim Servicing Agreement that addresses an associated first phase of development on a temporary basis, which has the potential to convert into permanent allocation in accordance with County Policy EV800. After discussions with the applicant, a policy was added to the draft OPA that ties all phases of development to the availability of servicing.**
- Transportation: Stakeholders want to know how the traffic from the new development will be accommodated. The traffic impacts will happen gradually over time as phases are built and people move in gradually. The applicant's transportation study has identified specific traffic signals required over time and lane modifications. The consequences of this development and other planned growth in the Picton area are currently being studied in the Picton Settlement Area Transportation Master Plan Amendment, which will formulate the ultimate recommended measures.
- Affordable Housing: Council and stakeholders want clear commitments to affordable housing. Although the Official Plan target is not enforceable on a single development project, and the Province capped affordable housing requirements at 5% in the More Homes Built Faster Act, the County's Housing Plan demonstrates immediate needs that the project can fulfill. **The applicants have committed to a five percent affordable or attainable housing component** and five strategies to positively impact affordability:
  1. *Increase the overall housing supply*
  2. *Increase the range of housing options to meet the needs of current and future residents*
  3. *Improve affordability, stability and choice for renters*
  4. *Engage in creative partnerships, including with non-profit housing providers and supporters*
  5. *Explore bold, new ideas for construction to reduce costs and speed up construction time*
- Impacts to Picton Main Street: The applicant has responded that the greatest concentration of non-residential uses will be in the Revitalization District, but limited

non-residential uses will be permitted in the villages for local services. The growing cluster of popular destinations and events within the district attract more non-residential development interest and will be expanded on to form a secondary commercial and event hub to complement Picton Main Street, with spaces and uses not found there. The ownership will collaborate with Picton BIA to ensure these areas work together to strengthen each other and Picton as a whole. As more residents move into Base31, the year-round market will grow for all local businesses. Base31 is not proposing to create a main street as part of its development but rather a district activated by arts, entertainment and destination-oriented businesses and organizations. Like other areas of its work, Base31 is seeking to compliment rather than compete. County staff will continue to work with the applicant as each phase of development comes forward to promote synergies rather than competition.

## **OTHER OPTIONS CONSIDERED:**

Council may approve the Official Plan Amendments save and except any specific policies that are not required by legislation, as outlined in the background section of this report. However, staff are recommending all of the changes proposed through this general amendment to the Official Plan and identified in the accompanying By-law.

## **CONSULTATION TO DATE:**

Department Services Staff consulted with the applicants. Formal preconsultation began in January 2023

### Statutory Notice:

- Ad in the County Weekly News, Wellington Times & Picton Gazette
- All prescribed bodies

### Supplementary Notice:

- Notice of Public Meeting mailed to land owners within 500 meters of the subject property
- Sign posted on property
- Posted on thecounty.ca and the County's social media channels
- Distributed through the "Stay Informed" email contact list.

### Departments, Agencies and Staff Circulated

Mayor & Council	Comments received
CAO	Reply received
Director of Development Services	Reply received
Operations Department	Reply received
Buildings Department	Reply received
Fire Department	Reply received
Corporate & Legislative Services Department	Reply received
Housing Department	Comments received

Community Services, Programs & Initiatives Department	Comments received
Quinte Conservation	Comments received
Engineering Division, Development Services/CIMA	Comments received
Water & Wastewater Department	Comments combined with Engineering Division
Environment Advisory Committee	Comments received
Accessibility Advisory Committee	Comments received
Recreation and Community Facilities Department	Comments received (from meeting)
Chamber of Commerce	Comments received
Built & Cultural Heritage Advisory Committee	No concerns/comments
Ministry of Transportation	No comment
EMS	No concerns at this time
Police/OPP	No concerns at this time
Business Investment Area	No concerns at this time
Algonquin & Lakeshore Catholic School Board	No comment
Mohawks of the Bay of Quinte	No response
Mississaugas of Hiawatha First Nation	No comment
Mississaugas of Alderville First Nation	No comment
Huron-Wendat First Nation	No comment
Mississaugas of Curve Lake First Nation	No response
Mississaugas of Scugog Island First Nation	No response
Chippewas of Rama First Nation	No response
Chippewas of Georgina Island First Nation	No response
Chippewas of Beausoleil First Nation	No response
Agricultural Advisory Committee	No comment
Hastings & Prince Edward County School Board	No response
Enbridge Gas	No response
Hydro One	No response
Bell	No response
Rogers	No response

## **FINANCIAL CONSIDERATIONS:**

There is no financial impact related to the recommendations of this report. The County has an Interim Servicing Agreement with PEC Community Partners Inc. (Attachment 4) to pay up front the cost of services required from the County with the applicant being responsible, at its own expense, for the design, construction, installation and maintenance of the works, services, and facilities in accordance with the terms of the Agreement.

The County also has an Enhanced Cost Acknowledgement Agreement (Attachment 5) with the applicant to reimburse the County for the costs of technical consultants assisting with the Planning, Engineering, and Cultural Heritage review processes.

**RISKS:**

Risk Description	Risk Type	Proposed Mitigation
Public may require further understanding of the new proposed development.	Public/Stakeholder	Staff will communicate to the public through a notice of decision.

**RELEVANT POLICY/BY-LAW:**

This recommendation complies with the Provincial Policy Statement, 2020, and the County of Prince Edward Official Plan.

**STRATEGIC PLAN ALIGNMENT:**

**Pillar:** Invest and protect our rural character

**Council Priority:** Recreation, Heritage and Culture

**Objective:** Protect and enhance the County's cultural, heritage and natural assets for the future.

**Pillar:** Strive for good infrastructure and a diversified economy

**Council Priority:** Economic Development

**Objective:** Support a strong and diversified economy, providing meaningful options for people to live and work in the County.

**Pillar:** Strive for good infrastructure and a diversified economy

**Council Priority:** Housing that is affordable

**Objective:** Ensure adequate stock of affordable and attainable housing in Prince Edward County.

**COMMUNICATIONS:**

A notice of decision will be mailed to the anyone requesting notification in writing of Council's decision. A notice of decision will also be posted in local newspapers and on the Municipality's website.

**ATTACHMENTS:**

1. Location Map
2. Draft by-law to adopt Official Plan Amendment
3. Summary of Agency and Stakeholder Comments and Responses from the Applicants
4. Interim Servicing Agreement for Base31



5. Enhanced Cost Acknowledgement Agreement for Base31

Authorizing signatures:

Prepared by: Stephen Willis, RPP, MCIP December 4, 2023  
Stantec Consulting Ltd, Consultant

Reviewed by: Michael Michaud, RPP December 4, 2023  
Manager of Planning



Director Approval: Peter Moyer, P.Eng. December 8, 2023

Director of Development Services



CAO Approval: Marcia Wallace December 9, 2023  
Chief Administrative Officer