

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD

BY-LAW No. \_\_\_\_\_

Being a By-law to adopt an Amendment to the Official Plan of the Corporation of the County of Prince Edward.

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**WHEREAS AMENDMENT NO. 80** to the Official Plan of the County of Prince Edward has been considered and recommended for adoption by the County of Prince Edward Planning Public Council;

**AND WHEREAS** a Public Meeting on the proposed amendment has been held pursuant to the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

**NOW THEREFORE** the Council of the Corporation of the County of Prince Edward in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

1. **THAT AMENDMENT NO. 80** to the Official Plan of the County of Prince Edward, consisting of the attached explanatory text and Schedule '1' is hereby adopted.
2. **THAT AMENDMENT NO. 80** to the Official Plan of the County of Prince Edward Planning Area is exempt from the approval of the Minister of Municipal Affairs and Housing pursuant to Section 17(19) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, and Ontario Regulation 525/97, amended to O. Reg. 45/01.
3. **THAT AMENDMENT NO. 80** will become final and take effect on the day after the last day for filing of appeals has passed provided that no appeals are received in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.
4. **THIS BY-LAW** shall come into force and take effect on the day of final passing thereof.

**THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019**

\_\_\_\_\_  
Municipal Clerk

\_\_\_\_\_  
Steve Ferguson, Mayor

# AMENDMENT NO. 80

## OFFICIAL PLAN

### Redtail East Hotel and Nordic Spa OPA No. 80

for the  
Municipality of the  
County of Prince Edward

, 2019

**AMENDMENT No. 80 TO THE OFFICIAL PLAN  
OF THE  
COUNTY OF PRINCE EDWARD**

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The attached explanatory text, constituting Amendment No. 80 to the Official Plan of the County of Prince Edward, was prepared by the Council of the Corporation of the County of Prince Edward under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the County of Prince Edward by By-law No. \_\_\_\_\_ in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the \_\_\_\_ day of \_\_\_\_\_ 2019.

Amendment No. 80 is exempt from further approval by the Minister of Municipal Affairs and Housing pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulation 525/97, amended to O. Reg. 45/01. The decision of the Council of the Corporation of the County of Prince Edward is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No. 71 within the time allowed for appeal, in accordance with the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13.

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Municipal Clerk

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Steve Ferguson, Mayor

**AMENDMENT No. 80  
TO THE OFFICIAL PLAN  
OF THE COUNTY OF PRINCE EDWARD**

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**1. TITLE:**

The following text constitutes Amendment No. 80 to the Official Plan of the Corporation of the County of Prince Edward. The Minister of Municipal Affairs and Housing approved the Official Plan on 23 January 1998 and 23 December 1998.

**2. PURPOSE AND EFFECT OF THE APPLICATION:**

The **PURPOSE** of Amendment No. 80 is to:

- Amend Schedule E of the Land Use Designations from 'Rural' to 'Rural with special provisions'.
- Amend Schedule E of the Land Use Designations from 'Rural' to 'Environmental Protection'.

The **EFFECT** of the amendment will be to:

- Facilitate the development of a Hotel and Nordic Spa in association with the Redtail East Estate Winery in Hillier Ward.

**3. LOCATION OF THE AFFECTED LANDS:**

The lands are located on the east side of Loyalist Parkway, south of Consecon at the intersection of Partridge Hollow Road in Hillier Ward.

**4. LEGAL DESCRIPTION**

The legal description of the lands is as follows:

- Concession 3 (former Township of Hillier), Part of Lot 30; being Part 1, 47R-2107; Part 1, 47R-3032 except Part 1 of Plan 47R-7047; now in the Municipality of the County of Prince Edward.

Municipal Address:

- Loyalist Parkway

**5. BASIS OF THE AMENDMENT:**

a) EXISTING USES:

Vacant agricultural lands

b) PROPOSED USES:

Hotel with restaurant and meeting / event space, Nordic Spa in association with the Redtail East Estate Winery.

c) DESIGNATION AND ZONING:

(i) Official Plan Designation

The subject lands are presently designated Rural and Environmental Protection on Schedule 'E', Land Use Designations of the County Official Plan.

(ii) Zoning

- Rural (RU2) Zone
- Environmental Protection (EP) Zone

d) SURROUNDING LAND USES:

- Lands are agricultural to the east
- Lands to the south-east consist of one parcel with residential dwelling (19314 Loyalist Parkway) and barn
- Lands consist of two parcels with residential dwellings (19656 and 19624 Loyalist Parkway) to the north
- Lands are predominately agricultural with one dwelling fronting onto the Loyalist Parkway to the west

e) AGENCY AND PUBLIC COMMENTS:

- Engineering, Development, and Works report dated XX, 2019 is provided as **Attachment "XX"** to this amendment.
- A Public Meeting on the proposed Official Plan Amendment (OPA No. 80) was conducted by the County's Planning Public Council on \_\_\_\_\_. A complete list of all correspondence received on the Official Plan Amendment is provided as **Attachment "XX"** to this amendment.
- In consideration of OPA No. 80, the County of Prince Edward gave due regard to all comments received prior to and during the Public Meeting, the purpose and intent of the Official Plan and matters of Provincial interest. At its meeting of \_\_\_\_\_, the County Council \_\_\_\_\_ a motion recommending adoption of proposed OPA No. 80 by County Council.

f) CONFORMITY TO POLICIES OF THE PROVINCIAL POLICY STATEMENT:

- Is consistent with the policies of the Provincial Policy Statement, as per the submitted Planning Justification Report dated July 2019.

g) CONFORMITY TO POLICIES OF THE COUNTY OFFICIAL PLAN:

- Conforms to the policies of the County Official Plan and Secondary Plan, as per the submitted Planning Justification Report dated July 2019.

**6. DETAILS OF THE AMENDMENT:**

- a) Schedule 'E', Land Use Designation Map of the County of Prince Edward is hereby amended by changing the portion of the lands currently designated as Rural to Rural Section 6.5.16 and Environmental Protection.

**6.5.16 Part of Lot 30, Concession 3 County Road No. 33 in the Ward of Hillier (Redtail East Hotel and Nordic Spa)**

The special provisions to be considered in the development and zoning of the "Special Rural" area located on approximately 15.1 hectares of land constituting Part of Lot 30, Concession 3 County Road No. 33 Ward of Hillier as follows:

- a) In addition to the uses listed in Part IV, Section 6.2.1 the following uses shall be permitted:
- (i) A tourist establishment consisting of a hotel, restaurant, and conference / event facility;
  - (ii) A Nordic spa and café;
- b) Through the implementing zoning by-law for the subject lands, a special tourist commercial zone will be utilized, consisting of zone provisions including the following:
- (i) The maximum number of overnight guest hotel accommodation units permitted shall be 50;
  - (ii) The restaurant and bar will have a maximum of 50 seats;
  - (iii) The main spa building will accommodate up to 125 persons; and,
  - (iv) The minimum exterior yard setback shall be 150 metres.
- c) The requirements of Section 41 of Planning Act, R.S.O., 1990, c.P. 13, as amended, relating to Site Plan Control shall apply to the lands zoned TC-58.
- d) Prior to building permits being issued for tourist commercial uses, an ECA Certificate will be issued by the Ministry of the Environment, Conservation and Parks for the communal private sewage works and a Permit to Take Water for the water supply system.

**7. IMPLEMENTATION AND INTERPRETATION:**

The provisions of the County Official Plan, as amended from time to time, regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment.

## **APPENDICES & ATTACHMENTS**

The following appendices and attachments are not intended to form part of Amendment No. 80 but are included only for the purposes of providing information in support of this Amendment.

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### **APPENDIX I**

STATEMENT CERTIFYING THE REQUIREMENTS OF SECTIONS 17(15), 17(17) AND 17(23) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P. 13 HAVE BEEN COMPLIED.

It is hereby certified that the requirements for the giving of Notice and the holding of at least one (1) Public Meeting, as required by Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, have been complied with.

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**Municipal Clerk**

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### **APPENDIX II**

DECLARATION UNDER SECTION 17(28) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P. 13.

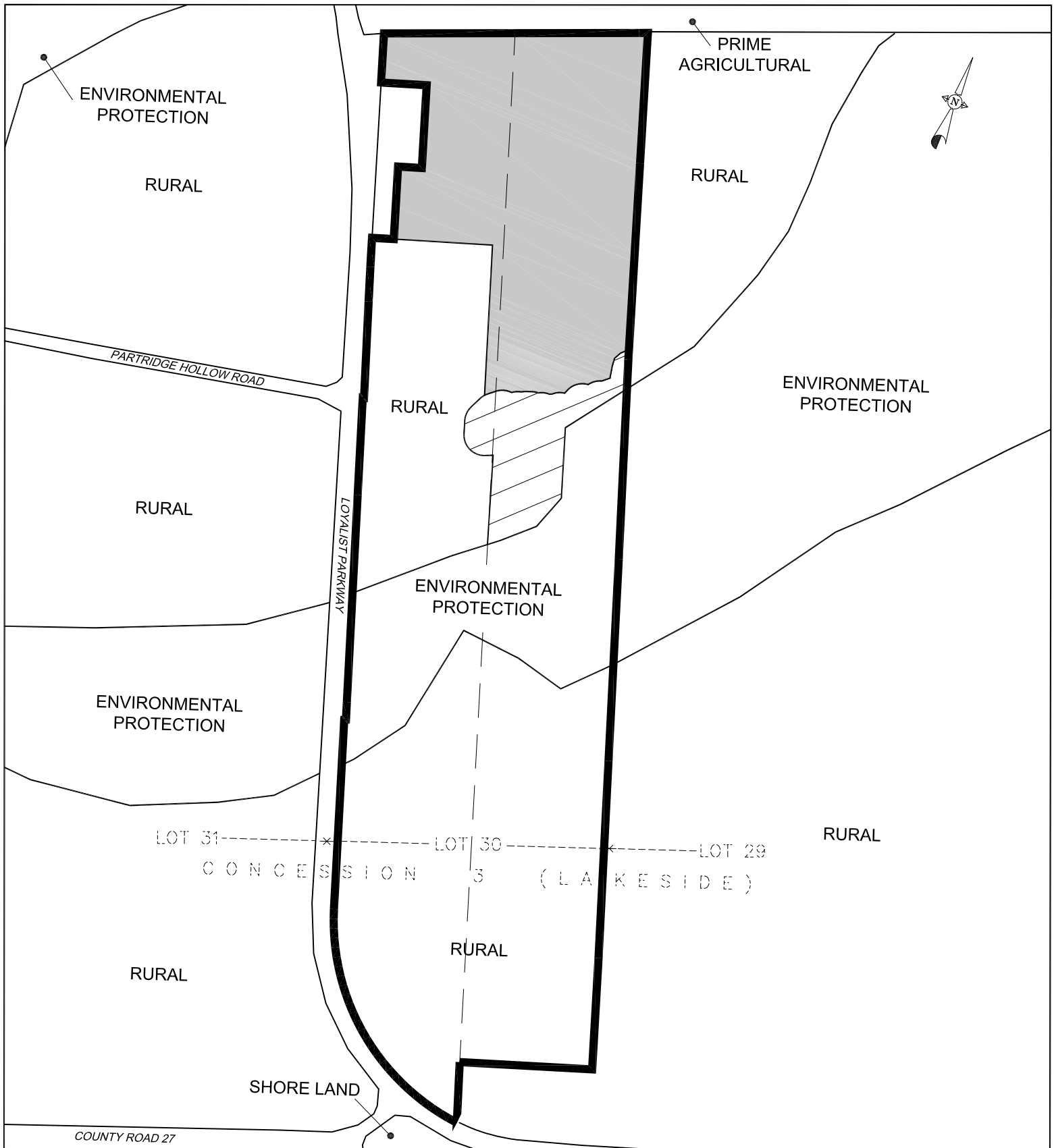
I, XX, Municipal for the Corporation of the County of Prince Edward hereby declare that Notice of adoption of Official Plan Amendment No. 80 by County Council on the \_\_\_\_ day of \_\_\_\_\_, 2019 was given as required by Section 17(23) of the Planning Act, R.S.O. 1990, Chapter P. 13. I also declare that the twenty (20) day appeal period expired on the \_\_\_\_ day of \_\_\_\_\_, 2019 and to this date no notice of appeal under Section 17(24) of the Planning Act, R.S.O. 1990, Chapter P. 13 has been filed with any person in the Office of the Clerk of the County of Prince Edward.

**Dated this \_\_\_\_ day of \_\_\_\_\_, 2019**

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**Municipal Clerk**

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**LEGEND:**


 LANDS TO BE DESIGNATED FROM "RURAL" TO "RURAL WITH SPECIAL PROVISIONS" (15.1ha)

 LANDS TO BE DESIGNATED FROM "RURAL" TO "ENVIRONMENTAL PROTECTION"

**LOCATION**  
 PART OF LOT 30, CONCESSION 3,  
 (FORMER TOWNSHIP OF HILLIER)  
 THE MUNICIPALITY OF THE  
 COUNTY OF PRINCE EDWARD

**OFFICIAL PLAN AMENDMENT 80  
 TO THE OFFICIAL PLAN  
 SCHEDULE '1'**

SCALE: 1:7500      DATE: JULY 19, 2019




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 Belleville, Ontario, K8N 1E2