
**COUNTY
OF
PRINCE EDWARD
THE SECONDARY PLAN
OF THE
PICTON-HALLOWELL URBAN AREA
Office Consolidation - November, 2006**

As recommended by the Councils of the Town of Picton and the Township of Hallowell on October 25, 1979, by the County of Prince Edward Planning Board on November 13, 1979, adopted by the Corporation of the County of Prince Edward by By-law No. 1426 on November 20, 1979, and approved by the Minister of Housing, as modified, on April 9, 1980 as Amendment Number 19 to the Official Plan of the County of Prince Edward Planning Area.

**AMENDMENT NO. 19 TO THE
OFFICIAL PLAN OF THE
COUNTY OF PRINCE EDWARD PLANNING AREA**

PICTON-HALLOWELL SECONDARY PLAN

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The following text and Schedule 'A1' constitute The Secondary Plan for the Picton-Hallowell Urban Area.

SECTION 1 - INTRODUCTION

1.1 Purpose

This Secondary Plan for the Picton-Hallowell Urban Area forms a part of the Official Plan of the County of Prince Edward Planning Area. The County Plan is also herein after referred to as “the General Plan.” The purpose of the Secondary Plan is to provide a more detailed document to guide and direct future growth and to ensure a growth pattern which will benefit the community.

The text and Schedule ‘A1’ constitute this Secondary Plan. Data in support of the proposals contained within this Secondary Plan are included in the document “Planning Background Studies: Picton-Hallowell Urban Area.” The background study does not form a part of the Secondary Plan.

1.2 Basis Of The Plan

This Secondary Plan is based on the fact that the County of Prince Edward Official Plan has designated the Picton-Hallowell Urban Area as an urban development centre, to be further developed with urban infrastructure, buildings, structures, and community facilities. One objective of the County Plan is to develop the urban area as the primary service centre in the County. This Plan covers approximately 720 hectares including approximately 295 hectares within the Town of Picton and approximately 425 hectares within the Township of Hallowell, surrounding the Town of Picton.

1.3 Regional Trends

The Picton-Hallowell Urban Area is the largest urban area in the County of Prince Edward. The population of the Town of Picton fluctuated between 1966 and 1972 but was the same at the end of the period as it was in 1966 (4,800 persons). Between 1975 and 1978 the population of the Town declined by 7% to 4,321 persons. A serious structural population decline appeared to be occurring. This would have meant an increased burden for remaining residents to maintain the fixed expenses of a fully serviced urban area, particularly in an inflationary period, except for the fact that the Town’s commercial assessment grew substantially. Redevelopment and expansion of the Picton commercial core occurred between 1975 and 1978. This indicated that the retail trade area for the Picton-Hallowell Urban Area was expanding after a long period of weak growth or decline. Had the growth in commercial assessment not occurred and property taxes had risen dramatically it is likely that the population decline would have been accelerated.

The Township of Hallowell has generally enjoyed slow but steady growth since 1971. Between 1974 and 1978, the Township grew by 8% to 4,444 persons. In 1974 it was estimated that 34% (1,414 persons) of the population of the Township

resided within the Picton-Hallowell Urban Area. This included residents and staff of Prince Edward Heights (750 persons).

It was estimated that the population of the Urban Area in 1974 was 5,989 persons or 69% of the total population of Picton and Hallowell. If this percentage remains constant, it is estimated that 6,572 persons will reside in the Picton-Hallowell planning area in 1988. (1988 Picton population estimate is 4,163 and 1986 Township of Hallowell population estimate is 5,362).

A by-pass to the west of the Town between Highways 49 and 33, parallel to the C.N.R. was proposed in the County Official Plan. Existing and projected traffic flows do not indicate the need for a new, limited access arterial to be constructed before the end of the planning period of this Secondary Plan. Neither the Ministry of Transportation and Communications nor the County have commenced preliminary studies which would be required before an alignment could be chosen and indicated on the land use schedule of the Secondary Plan. The impact of the by-pass on the program to revitalize the commercial core of the Town of Picton would also require study. Reference to the proposed by-pass will be removed from the County Official Plan with the approval of this Secondary Plan.

SECTION 2 - GOALS AND OBJECTIVES

2.1 General

The following specific objectives for the Picton-Hallowell Urban Area are in addition to the goals and objectives set forth in the County Plan.

2.2 Environmental Objective

- (a) That industrial activities not be permitted to emit noxious or harmful effluent into the air and water.

2.3 Community Environmental Objectives

- (a) To consider the ways and means in which local officials may cooperate in the protection and restoration of architecturally important and historically significant buildings in order to enhance the historic atmosphere and attractiveness of the Urban Area.
- (b) That, wherever possible, local Councils take advantage of provincial and federal financial assistance available to upgrade community infrastructure, neighbourhoods, and individual dwellings.

2.4 Economic Objectives

- (a) To develop policies which will increase the trading area of Picton-Hallowell and develop the area as the primary service centre in the County.
- (b) To promote and strengthen the development of the existing commercial core in the Town of Picton.
- (c) To maintain and support the existing commercial core by not allowing other similar commercial areas to develop prematurely so that such development would adversely affect the core.
- (d) To maintain and develop highway and other non-core commercial uses in the Township which will enhance the Picton-Hallowell Urban Area as a service centre for the County.
- (e) To encourage a program of revitalization, redevelopment and urban renewal in the commercial area in such a manner so as to be compatible with the County Official Plan objectives of preserving buildings of architectural and historical value.

- (f) To provide adequate and efficient off-street parking in the commercial area in order to improve the attractiveness of the area as a service centre for the County.
- (g) To encourage the expansion and upgrading of marine facilities in Picton Harbour to provide for increased use of Picton by seasonal boaters.

2.5 **Residential Objectives**

- (a) To provide a full variety and range of residential accommodation for present and future inhabitants of the Picton-Hallowell area.
- (b) To stop the population decline in the Town of Picton and assure Picton of residential growth.
- (c) To encourage infilling of lots which are fully serviced.
- (d) To encourage residential development where municipal services are available.
- (e) To protect single-family dwelling units from incompatible commercial and industrial uses, through the enforcement of zoning by-laws.
- (f) To encourage the maintenance of the many large, old homes in the Urban Area by providing for approval mechanisms for changing uses and densities, (controlling conversions of old homes), through zoning.
- (g) To provide for senior citizen accommodation close to the commercial core.
- (h) To encourage residential growth in depth rather than in a linear fashion and by plan of subdivision rather than by severance.

2.6 **Municipal Services Objectives**

- (a) To provide full municipal services to new development wherever possible in order to protect the environment and to help defray the fixed costs of maintaining sewer and water systems.
- (b) To discourage premature development which would create an adverse economic burden by the provision of services.
- (c) To continue the separation of storm and sanitary services in the Town of Picton.

2.7 **Recreational Objectives**

- (a) To preserve existing parkland and to develop new parkland and open space areas in the future.
- (b) To maintain and enhance the existing recreational facilities located in the Town of Picton which serve a regional population and to continue to provide mechanisms for regional financial support of these recreational facilities.
- (c) To provide facilities in Picton Harbour which will encourage the use of the Harbour by recreational boaters.

2.8 **Transportation Objectives**

- (a) To alleviate the congestion of Main Street, through the commercial core by:
 - i) providing of increased traffic flow along Main Street.
 - ii) providing for adjacent collector roads which would by-pass Main Street.
 - iii) providing for adequate and efficient off-street parking in the commercial core.
- (b) To improve travel between the Town and the Township by improving intersections on Main Street and Bridge Street.

SECTION 3 - LAND USE AND DEVELOPMENT POLICIES

3(a) General

The land resources of the Picton-Hallowell Urban Area shall be developed in accordance with the Secondary Plan for the Picton-Hallowell Urban Area, and in accordance with the Land Use and Roads Plan attached hereto as Schedule 'A'.

The Land Use and Roads Plan establishes the pattern of development by dividing the Urban Area into eight policy area classifications. This section contains details of uses permitted, development, and servicing policies and lot size requirements for each policy area.

The urban area has historically developed as a mixture of land uses. It is not intended that policy areas be developed in a homogeneous manner in terms of a single land use excluding all others within a particular policy area. It is intended that the urban area be encouraged to develop as a mixture of compatible uses, but the intrusion of incompatible uses into a predominant land use will not be allowed. It is also intended that existing incompatible uses will be phased out in the long term.

The policies outlined in Section 4.2 of the General Plan, relating to existing land uses, apply to the Secondary Plan for the Picton-Hallowell Urban Area.

3(b) Development Policy

(i) General

The Development Policies contained in Sections 16.1, 16.2, 16.3.1(a), (b), (c), 16.3.3, 16.4, 16.7, 16.8, 16.9, 16.10, and 16.11 of the General Plan shall apply to this Plan. In addition, the Development Policies set out in Section 3 of this Plan shall also apply.

(ii) Recreation

It is the policy of this Plan that the Town will continue to maintain and operate the recreation facilities under its jurisdiction and the Town will continue to cooperate with the County in the operation of the County-owned recreation facilities and land situated in the Town, which serve a regional population.

It is recommended that parkland be acquired in the Planning Areas within Hallowell Township, to provide for local parks and open spaces for the residents who live in the area, as there is a deficiency of such local parks at present. If possible, access to Picton Bay should be obtained for public use. Council could use as a guide the general standard that local parks

and open spaces in an urban area should be provided on the basis of not less than 1 ha. per 1,000 people.

(iii) Urban Infilling

The policies outlined in Section 5.1.3 of the General Plan shall apply to the Secondary Plan for the Picton-Hallowell Urban Area.

(iv) Heritage Conservation

- (a) It shall be the policy of the Municipal Councils to develop a programme that will encourage the protection of heritage resources, that would seek to use existing legislation to assure the continued presence of heritage resources and that would seek to develop a greater awareness of the value of heritage conservation.
- (b) Various provisions of the Ontario Heritage Act, 1974, will be implemented to conserve, protect and enhance the heritage of the area through the designation of individual properties and possibly areas of architectural and historical significance. The preliminary identification of properties with architectural and historical merit, which was performed during the studies leading to this Plan, shall be expanded. This work shall be supervised by a Local Architectural Conservation Advisory Committee which shall be appointed in accordance with Section 28 of the Ontario Heritage Act.

(v) Community Improvement Policies

(a) Goals

In the future, the Town's community improvement and development will be directed toward the following goals:

- (i) to stabilize and enhance existing development by providing a safe, convenient, and attractive environment for Town residents;
- (ii) to provide for and encourage the ongoing maintenance, improvement, rehabilitation, and renewal of the Town's residential, commercial, and industrial areas; and
- (iii) to provide for and promote Picton as the principle centre of population in Prince Edward County and to enhance its role as the County seat.

(b) Objectives

To achieve the goals outlined above, several objectives have been formulated. The objectives are:

- (i) to encourage the maintenance and improvement of the existing housing stock in a safe and attractive form and in compliance with the provisions of the maintenance and occupancy standards by-law;
- (ii) to encourage the provision, maintenance, and upgrading of the physical infrastructure and public services and utilities;
- (iii) to ensure that the population is served by an adequate supply of community and recreational facilities;
- (iv) to alleviate or eliminate any problems resulting from existing incompatible land uses within the Town;
- (v) to enhance the visual and environmental characteristics of the Town;
- (vi) to encourage the preservation of the Town's heritage buildings and historical resources;
- (vii) to preserve and enhance the commercial areas of the 'Downtown Core' as the primary retail commercial area in the Town;
- (viii) to enhance the Town's ability to accommodate new development and economic growth and to foster a favourable climate for investment;
- (ix) to undertake community improvement projects in a manner that is fiscally responsible, recognizing the anticipated growth and various functions of the community as County Seat, including its social and economic roles; and
- (x) to undertake a monitoring program to review budgeting and program direction in respect to the attainment of specific policies.

(c) Criteria for the Selection of Community Improvement Areas

In order to achieve the Community Improvement goals and objectives, the selection and identification of Community

Improvement Areas shall be undertaken where some or all of the following deficiencies and opportunities have been identified.

- (i) the existence of sanitary and storm sewers and water systems requiring upgrading or construction;
- (ii) the existence of roads, curbs, sidewalks, or other municipal services and/or utilities requiring construction or upgrading;
- (iii) the existence of inadequate recreational, institutional, social, cultural, and community facilities, including those serving the needs of special groups;
- (iv) the existence of inadequate off-street and/or on-street parking, traffic access, and circulation;
- (v) the existence of building stock including housing showing signs of deterioration and requiring rehabilitation and upgrading;
- (vi) the presence of incompatible land uses;
- (vii) the existence of lands with potential for infill development or improvement to underused properties or buildings;
- (viii) the existence of significant aesthetic or structural deficiencies in streetscapes, particularly in existing commercial areas; and
- (ix) opportunities to enhance tourism and public education.

(d) Delineation of Community Improvement Areas

The areas within the Town of Picton identified to be in need of community improvement are delineated on Schedule 'A2' to the Official Plan for the County of Prince Edward Planning Area - The Secondary Plan of the Picton-Hallowell Urban Area. The areas were chosen on the basis of the criteria outlined in Section C above with all exhibiting one or more of the deficiencies noted in that Section.

(e) Implementation

In implementing this Plan's community improvement goals and objectives, the Municipality shall:

- (i) designate by by-law, the whole or part of the Town of Picton as a Community Improvement Project Area(s) on the basis of the criteria outlined in Section C;
- (ii) participate in available public funding programs to assist in the implementation of community improvement;
- (iii) incorporate any other relevant municipal programs into community improvement;
- (iv) encourage the participation of the private sector in the implementation of community improvement;
- (v) support and encourage the participation of local community groups, service clubs, and other public organizations in the implementation of community improvement;
- (vi) make use of the Ontario Heritage Act to support the preservation of historic or architecturally significant buildings;
- (vii) improve, acquire, or dispose of land and/or buildings in accordance with a Community Improvement Plan;
- (viii) enforce the Town's Maintenance and Occupancy Standard's By-law;
- (ix) upgrade and provide utilities, municipal services, recreation, and community services; and
- (x) undertake the preparation of community improvement plans and the development of community improvement programs pursuant to Section 28 of the Planning Act.

(f) Interpretation

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

3(c) Interpretation Of Permitted Lot Sizes

The lot sizes detailed in Section 3 of this Plan should be used as general guides for the provisions of the implementing zoning by-laws.

3.1 **Policy Area 1**

3.1.1 **General**

Policy Area 1 includes all lands within the boundaries of the Town of Picton as shown on Schedule 'A1' of this Plan.

3.1.2 **Uses Permitted**

The predominant land use within this area shall remain as single family detached houses. The purpose of defining this area is to establish the boundaries of existing urban built up areas where only limited future change or new type of land use can occur. It is an area with established land uses which require future protection from the adverse effect of non-conforming uses which already exist in predominately residential neighbourhoods.

Therefore, it shall be the policy of this Plan that the Town proceed with the approval and enforcement of a comprehensive Restricted Area Zoning By-law for all lands within the Corporation limits, so that existing land use zones can be determined more accurately and proper land use standards and controls provided to protect established lands within this area.

One of the objectives of this Plan is to encourage the expansion and upgrading of facilities serving seasonal boaters, both on the land surrounding Picton Harbour and on the water lots within the Harbour. The orderly expansion of such uses shall be permitted in Policy Area 1 providing adjacent existing uses are protected through site plan controls.

3.1.3 **Development Policies**

Within the boundaries of Policy Area 1 there are at present blocks of vacant land suitable for development. It shall be the policy of this Plan to encourage a mix of the following uses where the area of parcels of land warrants:

- (i) single family detached residences;
- (ii) semi-detached or duplex residences;
- (iii) double storey row housing, town housing, or apartments;
- (iv) parks, playgrounds, and other public open spaces;
- (v) retail commercial required as convenience shopping by residents (neighbourhood retail commercial).

It shall also be a policy of this plan to exercise site plan controls under the authority of Section 35(a) of the Planning Act, R.S.O. 1970, as amended to encourage the landscaping of sites and the design of buildings, in a manner which ensures that new development is compatible and complementary to existing development.

It shall also be a policy of this Plan that water oriented commercial uses fronting on Picton Harbour shall be subject to site plan control.

3.1.4 Servicing

Adequate municipal piped water and sewage disposal services exist or can be installed within most of Policy Area 1. Therefore, most future development within this area shall use municipal water supply and sewage disposal systems. The few, small areas within the Town which cannot be fully serviced due to physical and economic constraints may be developed using municipal water only, and an alternative form of waste disposal system. The physical and economic feasibility of providing full services shall be determined by Council after consultation with the Public Utilities Commission of the Town of Picton and/or engineering consultants for the Town. The Health Unit and/or the Ministry of the Environment shall be consulted by Council to determine the feasibility of providing alternate forms of sewage disposal for the particular site. In areas which cannot be fully serviced, only commercial and institutional uses which use a small amount of water will be permitted.

3.1.5 Permitted Lot Sizes

The following minimum lot sizes shall apply to all new development but uses existing at the date of approval of this Plan shall be deemed in accordance with this Plan insofar as lot dimensions are concerned.

(i) Single family detached dwellings

Minimum lot area	=	450 m ²
Minimum lot frontage	=	15 m

(ii) Semi-detached homes and duplexes

Minimum lot area	=	280 m ²
Minimum lot frontage	=	9 m

(iii) Neighbourhood Retail Commercial

Minimum lot area	=	450 m ²
Minimum lot frontage	=	15 m

(iv) Row Housing

Minimum lot area, as part of a development	=	250 m ²
Minimum lot frontage	=	6 m
Maximum density	=	50 units per hectare

(v) Apartments

Minimum lot area	=	225 m ² per unit for 4 units 46 m ² per additional unit
Maximum density	=	75 units per hectare

(vi) Institutional

Lot area for such use shall depend on the type of institutional use proposed. Therefore, lot size should be such that the structures, parking space, and landscaping greenery can be located on the site in conformity with the municipal zoning by-law requirements for institutional uses.

3.1.6 Development Of Picton Harbour

To ensure orderly, economic, and efficient development of the harbour area and to implement Section 2.4(g) and 2.7(c) of the Goals and Objectives of this Plan, the Town of Picton will consider entering into a Beach Management Agreement with the Province of Ontario (Ministry of Natural Resources). The Beach Management Agreement would transfer the control of the harbour from the Province to the Town and will permit local planning and management of the area.

A master plan of the harbour shall be adopted by the Town in order to guide the implementation of the Beach Management Agreement. The plan will outline the optimum uses of the harbour for recreational uses and related facilities including the mooring and storage of boats. The plan will ensure that an adequate channel is maintained throughout the length of Picton Harbour and will provide for the establishment of fuel and pumpout facilities as well as adequate public boat launching areas and will provide for the overall beautification of the Harbour area.

3.1.7 Special Policy Areas

3.1.7(i) Heritage Commercial Area, Lots 227, 228, and Part Lots 226 and 229, Plan No. 24, Town of Picton, Amendment No. 54.

The specific principles to be considered in the development and zoning of the Heritage Commercial Area are as follows:

The lands on the west side of Main Street East, from St. Mary Magdalene Anglican Church to Johnson Street, including 341 and 343 Main Street East, and the Royal Canadian Legion may be zoned to permit uses of a commercial nature only if the existing character and appearance of the buildings and the area is maintained or enhanced. Permitted commercial uses shall be the Royal Canadian Legion, a licensed restaurant and Inns to serve the traveling public. Accessory buildings or structures are permitted in the rear yards only. No additional buildings or structures are permitted in the existing front yards, nor are large signs of a commercial nature. The front facades and front yards must retain a residential (not a commercial) appearance.

3.1.7(ii) Policy Area 1 - Part Lot 3, Conc. 1, N.W.C.P., Township of Hallowell (Sonrise Christian School and Residential Lots on Johnson Street - OPA No. 120).

The specific principles to be considered in the development and zoning of the "Policy Area 1" as shown on Schedule 'A' attached hereto are as follows:

- (a) development shall be subject to the Site Plan Control provisions of Section 40 of the Planning Act, 1983;
- (b) development shall be limited to five single detached units, a public or private school, parks, playgrounds, and other public open spaces;
- (c) the requirements and conditions of the Ministry of Natural Resources and the local Conservation Authority shall be met with regard to any re-channelization of Mosquito Creek in this area and the setback of any buildings from the Creek;
- (d) all other requirements under Section 3.1.5 "Policy Area 1" shall apply.

3.1.7(iii) Policy Area 1 – Part of Lots 1 & 22, Conc. 1 S.E.C.P., Township of Hallowell, now in the Municipality of the County of Prince Edward (Davin Corporation (Macaulay Village)) – New OPA. No. 9

The specific principals to be considered in the development and zoning of the lands identified as Special Policy Area 3.1.7(iii) on Schedule 'A1' Land Use and Roads Plan Picton-Hallowell Urban Area, as amended, are as follows:

1. The redevelopment of the former Prince Edward Heights facility, consisting of approximately 31.12 hectares for predominately residential purposes is permitted to occur in accordance with a subdivision plan for Macaulay Village.
2. Prior to any development occurring on the lands, the owner will enter into a Subdivision Agreement with the Municipality. The Municipality shall enact

a holding provision by-law according to Section 36 of the Planning Act. The holding symbol will not be removed until such time as the subdivision agreement is executed and the plan is registered.

3. The predominant use of land within this area will be for residential purposes including the development of 57 new single detached homes and 15 residential apartments for seniors. The existing development consists of 105 single-detached, 38 semi-detached and 90 row-housing units. The total number of housing units permitted is 305.
4. Within Macaulay Village, it is not intended that multi-storey apartments be included in the proposed housing mix, however a senior's apartments would be permitted.
5. All of the residential development will conform to the lot size criteria outlined in Section 3.1.5 of the Plan, except that the minimum lot frontage permitted for a single-detached dwelling is 12 metres.
6. The minimum road allowance width shall be 19.0 metres.
7. Within the Macaulay Village community, limited neighbourhood retail commercial land use and accessory business and professional offices may be permitted, as well as private community facilities, parks and open spaces.
8. Macaulay Village will be serviced with adequate piped water and sewage disposal services to the satisfaction of the Municipality.
9. A stormwater management plan shall be completed for the proposed development and approved by the Quinte Conservation Authority and the Municipality.
10. All other requirements of Section 3.1 Policy Area 1 of the Secondary Plan and the County Official Plan shall apply.

3.2 **Policy Area 2**

3.2.1 **General**

The lands included within Policy Area 2 are immediately adjacent to the town boundaries and considered suitable for possible extensions of municipal piped services. These lands, approximately 220 hectares, are estimated to be sufficient to meet the future needs for residential purposes of the urban area up to the year 2000.

3.2.2 Uses Permitted

Uses permitted with Policy Area 2 shall be predominately housing of different densities. Some neighbourhood commercial uses on suitable sites may also be permitted. Other uses may include playgrounds, parks, recreational areas, and other public open spaces. Compatible institutional uses such as churches, community halls, private clubs, etc., may also be permitted within this area.

3.2.3 Development Policies

All low density residential development within Policy Area 2 shall occur by approved plans of subdivision and/or land consent where deemed suitable. Other types of new development may be subject to site plan controls under Section 35(a) of the Planning Act, R.S.O. 1970 as amended, prior to the rezoning of the land to permit the proposed use.

The site plan agreed upon by the concerned council shall form part of a development agreement between the developer and the municipality. Building permits shall be granted only after a development agreement between the municipality concerned and the developer has been signed.

3.2.4 Servicing

It shall be the policy of this Plan that development occur first in those areas where full municipality piped services can be provided.

It shall be the policy of this Plan that prior to signing of any development agreement with the developer, a servicing suitability report for the area shall be obtained from the Town's Utility Commission and the Department of Public Works. Development shall proceed only if the developer agrees to obtain piped water and sewage disposal services from the Town of Picton. Institutional uses shall be on full municipal services

3.2.5 Development Policies

There are some limited areas within Policy Area 2 which cannot be developed on full municipal services due to economic and physical constraints. Infilling of these areas will be permitted where such development rounds out or completes adjacent development. This infilling may occur by severance or by plan of subdivision, whichever is appropriate under the terms of the Planning Act and the policies of this Plan.

Prior to the development of these areas, the availability of potable water and the soil capability to sustain sewage disposal systems shall be determined for the whole area, and not just the individual property of the applicant.

3.2.6 Permitted Lot Sizes

(i) With piped municipal services

Single family detached home:

Minimum lot area	=	450 m ²
Minimum lot frontage	=	15 m

(ii) With partial piped municipal services

Single family detached homes:

Minimum lot area	=	900 m ²
Minimum lot frontage	=	30 m

(iii) Without municipal piped services

Single family detached homes:

Minimum lot area	=	2,000 m ²
Minimum lot frontage	=	30 m

(iv) Institutional uses

Section 3.1.5(iv) of this Plan shall apply.

(v) Neighbourhood Retail Commercial

Minimum lot area and frontage for neighbourhood convenience retail store shall be the same as lot areas for single family detached homes on serviced or unserved areas mentioned above, as the case may be.

Neighbourhood retail location adjacent to a residential use shall be required to provide adequate screening and buffer planting.

3.2.7 Special Policy Areas

- 3.2.7(i) Part of Lots 1 & 22, Conc. 1, S.E.C.P., Township of Hallowell, now in the Municipality of the County of Prince Edward – Davin Corporation (Macaulay Village) – New OPA No. 9

The specific principals to be considered in the development and zoning of the lands identified as Special Policy Area 2 on Schedule 'A1' Land Use and Roads Plan Picton-Hallowell Urban Area, as amended, are as follows:

1. The 7.56 hectares of land at Macaulay Village designated Policy Area 2 will not be developed for residential purposes until it has been determined to the satisfaction of the Municipality that there is sufficient capacity to service the increased demand for sewer and water services.
2. This land will be placed in a holding type zone category until such time as the Municipality confirms that there is available municipal servicing capability. It is not intended that this land will be permitted to develop in the interim on private services. When full piped services can be provided, the land will be developed according to a plan of subdivision.
3. The requirements of the Conservation Authority shall be met with respect to any channelization of the drainage course, building setbacks from the drainage course, and storm water management.
4. All other requirements of Section 3.2 Policy Area 2 of the Secondary Plan and the County Official Plan shall apply.

3.3 **Policy Area 3**

3.3.1 **General**

This Policy Area (approximately 55 hectares in area) includes two strips of land, one along Picton Bay stretching from the north boundary of the Town to the boundary of the Picton Golf and Country Club, and the second between Policy Area 7 and County Road #22 along the top of the Picton escarpment. The area along Highway #49 in the north is already developed with a considerable number of estate type homes on large lots.

The intention of this Plan is to reserve these areas for large size single family detached homes and ranch type bungalows on large lots with independent private services.

3.3.2 **Uses Permitted**

Large, single family type of residential development, home occupation uses and non-commercial private clubs shall be permitted within Policy Area 3.

3.3.3 **Development Policy**

It shall be the policy of this Plan that all non-residential uses may be subject to site plan controls under Section 35(a) of the Planning Act, R.S.O. 1970, as amended.

3.3.4 Services

The existing trunk water mains and trunk sanitary sewers are on the west side of Highway #49. The capacity of these trunks is just enough to accommodate some development on land included in Policy Area 2 north-west of the highway. This excludes the possibility of providing piped services to Policy Area 3. Therefore, it is proposed that uses permitted in this area shall be allowed on large lots with independent private services.

3.3.5 Permitted Lot Sizes

Residential

Minimum lot area	=	2,000 m ²
Minimum lot frontage	=	30 m

Private Clubs & Institutional

Lot size for such uses shall be in conformity with the Township Zoning By-law requirements.

3.3.6 Parking

Sufficient off-street parking space for all private clubs and institutions in this area shall be provided on the property.

3.4 **Policy Area 4**

3.4.1 General

Policy Area 4 (approximately 37 hectares), lies within the boundaries of the Town of Picton and includes all of the down town commercial and some residential areas along and parallel to Main Street. In general, the present residential and non-commercial areas designated in Policy Area 4 have historically been pre-zoned commercial in previous Town of Picton Zoning By-laws. It is the intention of this Plan to continue the land designation of previous Town Councils. It is also the intention of this Plan to protect this area as a viable central business and commercial core of the urban area.

3.4.2 Uses Permitted

All types of commercial, retail commercial, offices, institutional, and specialized services shall be permitted. Some of the existing residential areas within Policy Area 4 shall also be permitted to exist and housing apartments with commercial and office space mix shall also be permitted. Junk and scrap yards, or any other

noise creating and visual pollution creating uses shall be prohibited to locate within this Area.

3.4.3 Servicing

It shall also be the policy of this Plan to require full municipal piped water and sewage disposal services for all development within Policy Area 4. For land surrounding Picton Harbour, being developed for the provision of goods and services to recreational boaters, the policies of Section 3.1.4 of this Plan shall apply.

3.4.4 Permitted Lot Sizes

The following lot sizes shall apply to all new developments, but uses existing at the date of approval of this Plan shall be deemed to be in accordance with this Plan insofar as lot dimensions are concerned and may be rebuilt in conformity to such dimensions.

(i) Retail Commercial

Minimum lot area	=	225 m ²
Minimum lot frontage	=	7.5 m

(ii) Commercial & Offices

Minimum lot area	=	450 m ²
Minimum lot frontage	=	15 m

(iii) Apartment Residential with Commercial and/or Offices

Such mixed use may be permitted on any suitable lot where the provisions of setbacks and side yards of the Town's Zoning By-law for such uses can be met, along with the provisions for off-street parking.

The density of development shall not exceed 75 units per hectare.

3.4.5 Special Policy Areas

3.4.5(i) Residential Condominium Apartment Building

Notwithstanding anything contained in this Plan to the contrary, a residential apartment building without the requirement of commercial and office space mix shall be permitted in addition to those uses already permitted on those lands legally described as all of Lots 15, 20, and 21, and part of Lots 8 and 19, Land Registrar's Compiled Plan No. 25, and part of Mortimer Street (as closed)

Registered Plan No. 24. The density of the development shall not exceed 75 units per hectare.

All development shall be subject to the provisions of Section 40 of the Planning Act, 1983, and development on the said lands will be permitted only if public access to and along Picton Harbour is provided in conjunction with the Town of Picton. Public access shall be provided from Mortimer Street to Picton Harbour and generally along the water's edge to connect with the Town's walkway at the foot of Johnson Street.

It shall be a requirement that the development be floodproofed to the 1:100 year Lake Ontario flood elevation of 76.7 meters (G.S.C.)

The third paragraph of Section 3.1.2 of this Plan (permitting the expansion and upgrading of facilities serving seasonal boaters) shall also apply to the subject lands.

3.4.5(ii) Policy Area 4, Lot 151, Registered Plan No. 24, in the Town of Picton

The specific principles to be considered in the development and zoning of the "Policy Area 4" as shown on Schedule 'A' hereto are as follows:

- 1) development shall be subject to the Site Plan Control provisions of Section 40 of the Planning Act, 1983;
- 2) all other requirements under Section 3.4 "Policy Area 4" shall apply.

3.4.5(iii) Cleave Management and Investment Services Ltd. – Part of Lots 694, 695 & 696, Registered Plan No. 24, Town of Picton and Part of Lot 21, Conc. 3, Military Tract, Township of Hallowell, now in the Municipality of the County of Prince Edward. (New OPA No. 22)

The specific principles to be considered in the development and zoning approximately 1.02 ha (2.52 acres) of land designated as "Special Policy Area 4 - *See Section 3.4.5 (iii)" on Schedule 'A1', Land Use and Roads Plan are as follows:

1. The requirement for commercial and or office space mix within a residential condominium apartment building shall not apply.
2. The maximum number of residential condominium apartment units permitted shall be 58 units.
3. The requirements of Section 41 of the Planning Act, R.S.O., 1990, c.P. 13, as amended, relating to Site Plan Control shall apply and a Site

Development Agreement shall be entered into between the County of Prince Edward and the Owner of the lands and shall be registered on title to the lands prior to construction. The Site Development Agreement shall include, among other matters, provisions relating to the timing of construction, including the potential to revoke allocated servicing capacity, to ensure that allocated servicing capacity is not unduly reserved in the event that actual construction does not proceed in a timely manner as determined by Council.

4. A detailed stormwater management plan addressing quantity and quality control issues shall be completed by a qualified professional on behalf of the Developer and approved by the Ministry of Transportation, Quinte Conservation and the County of Prince Edward as part of the detailed Site Plan approval process, prior to execution of the Site Development Agreement.
5. A Traffic Study shall be completed by a qualified professional on behalf of the Developer addressing the impacts of the specific development proposal for the site and shall be approved by the Ministry of Transportation and the County of Prince Edward as part of the detailed Site Plan approval process, prior to execution of the Site Development Agreement and shall include requirements for road widening and/or daylighting triangles to ensure the requirements of the MTO and the County are addressed.
6. The implementing Zoning By-law for the subject lands shall include provisions relating to (but not limited to), permitted density, appropriate setbacks and landscaped buffers to visually screen the proposed residential development from abutting industrial uses and the requirement for a Holding (-H) symbol to be applied to the appropriate zone category. The 'H' shall not be removed from a portion or all of the lands until such time as the subject lands have been merged in title under one ownership and a Site Development Agreement, addressing all of the County's requirements has been executed and registered on title to the lands.
7. For any condominium proposal, the registration of the condominiums may proceed in a maximum of 2 Phases.

3.5 **Policy Area 5**

3.5.1 **General**

Policy Area 5 (approximately 4.5 hectares in area) lies northeast of the Town boundary behind the Prince Edward County Memorial Hospital. This area is suitable for some special uses which require easy access and nearness to the adjacent developed area.

3.5.2 Uses Permitted

The uses permitted in Policy Area 5 may include institutional, recreational private clubs, professional consulting offices, nursing homes, and similar uses.

3.5.3 Development Policies

Prior to rezoning, the municipal council shall use site plan controls under Section 35(a) of the Planning Act, R.S.O. 1970, as amended.

Proper off-street parking shall be provided for each establishment in Policy Area 5.

Suitable lot area for landscaping with greenery shall also be provided.

3.5.4 Servicing

It is the policy of this Plan to permit development in Policy Area 5 only on the basis of full municipal piped water and sewage disposal systems.

3.5.5 Permitted Lot Sizes

The size of lots in Policy Area 5 shall be determined by the provisions of local zoning by-laws for permitted uses.

3.5.6 Special Policy Areas

3.5.6(i) Children's Aid Society of Prince Edward - Part Lot 3, Concession 1 Northwest of Carrying Place, Township of Hallowell and Part of Lot 1511, Registered Plan No. 24, Town of Picton, now in the Municipality of the County of Prince Edward (New OPA No. 1)

The specific principles to be considered in the development and zoning of the lands identified as Special Policy Area 3.5.6 (i) on Schedule 'A1' attached hereto are as follows:

1. Prior to any development occurring on the lands, Site Plan Control Approval shall be obtained pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, including the entering into of a Site Plan Agreement and/or Development Agreement with the Corporation of the County of Prince Edward, addressing all municipal requirements, financial or otherwise.
2. The requirements of the local Conservation Authority and/or the Ministry of Natural Resources shall be met with respect to any rechannelization of

Hospital (Mosquito) Creek along the subject lands and building setbacks from the creek.

3. All other requirements of Section 3.5, Policy Area 5 of the Secondary Plan and the County Official Plan shall apply.

3.6 **Policy Area 6**

3.6.1 General

Policy Area 6 (approximately 40 hectares in area) is bounded by the C.N. Railway Line to the northeast, Johnson Street (County Road No. 5) to the southeast, and the Proctor-Silex property adjacent to it.

Policy Area 6 is easily accessible to Highway #49 and the C.N. Railway. It is the intention of this Plan to reserve these lands for industrial uses in the future.

3.6.2 Uses Permitted

Industrial development shall be encouraged to locate within Policy Area 6. Industries considered for location here shall be light and medium manufacturing with minimal pollution hazards. It is the intent of this Plan not to permit the location of noxious or hazardous industries considered harmful to the local environment in this area.

3.6.3 Development Policy

All development within this Policy Area shall be subject to site plan controls under Section 35(a) of the Planning Act, R.S.O. 1970, as amended.

It shall also be a policy of this Plan that an agreement shall be entered into between the developer and the municipality prior to the zoning of the land. The purpose of the agreement shall be to ensure that the establishment and operation of the industry complies with the requirements of the concerned Council. In addition, all industries must satisfy the requirements of the Ministry of the Environment as to the disposal of waste materials and all emissions to the environment, including noise and vibrations.

3.6.4 Servicing

It shall be the policy of this Plan to permit industrial development only on full municipal piped water and sewage disposal systems. It shall also be the policy of this Plan to require a separate municipal storm drainage system in Policy Area 6.

3.6.5 Parking

It shall be the policy of this Plan to require sufficient off-street parking, freight loading, and unloading facilities for all industrial establishments in this area.

3.6.6 Buffering

It is the policy of this Plan to ensure that adequate buffering shall be provided for the purposes of reducing and eliminating the adverse effects of one land use upon the other. A buffer may be an open space, a berm, wall, fence, plantings, a land use different from the conflicting one, but compatible with both or any combination of the aforementioned, sufficient to accomplish the intended purpose.

3.7 Policy Area 7

3.7.1. General

This area lies approximately between Policy Area 2 along the East Lake Road and Policy Area 3 along Loch Sloy Industrial Park on the Picton Heights. The terrain and natural features of the land in this area suggest it to be best suited for open space uses and environmental conservation.

3.7.2 Uses Permitted

The uses permitted in Policy Area 7 shall be limited to the preservation and conservation of existing uses, as well as location of some outdoor recreation activities. Public uses such as parks, cemeteries, or other similar uses shall also be permitted.

3.7.3 Detailed Delineation Of Policy Area 7

In the absence of more detailed contour mapping, the boundaries of the Policy Area 7 shown on Schedule 'A1' shall be used as guides for the provisions in the restricted area by-laws. When more detailed mapping becomes available, the Plan and the zoning by-laws will be amended as required. Building setbacks for these areas shall be imposed dependent upon the extent of severity of the hazard.

3.7.4 The following sections of the General Plan shall apply to lands within Policy Area 7:

- 10.4 Environment Protection Areas
- 10.4.3 Land Under Private Ownership
- 10.4.4 Existing Use
- 10.4.5 Building and Fill
- 10.4.6 Land Dedication
- 10.4.7 Parking Facilities

3.7.5 Picton Creek

At present the Town of Picton has under licence of occupancy from the Ministry of Natural Resources approximately 7 hectares of former marshland, located between the Glenwood Cemetery and Picton Harbour. The licence contains an option to purchase. The former town dump was located on part of these lands. The Town will reconsider the purchase of the lands and should develop a plan which will outline the best uses of the lands for recreational, open space, and environmental protection purposes. Such a plan could be developed in liaison with the Conservation Authority.

3.8 **Policy Area 8**

3.8.1 General

Policy Area 8 (approximately 55 hectares of land) is located west of the Town boundary on both sides of Highway #33. This land is suitable for possible extension of piped services from the Town which could allow some commercial and light industrial activities to locate here. The proximity of this land to the town boundary also renders it to be easily serviced by the Town as a pre-condition for development.

3.8.2 Uses Permitted

Uses permitted within Policy Area 8 shall be light industrial and/or industrial-commercial i.e. commercial which is accessory to the main industrial use, as well as highway commercial. Industries or other uses emitting smoke or fumes or noxious odours and sound vibrations above 55 decibels (dbs.) shall not be permitted. Existing residential development and some minor residential infilling may be recognized in the implementing zoning by-law.

3.8.3 Development Policy

All commercial and industrial development within Policy Area 8 shall occur by site plan control where deemed necessary by Council under Section 35(a) of the Planning Act, R.S.O. 1970, as amended, and only after the Council has rezoned the land for the proposed use. Buffer planting of trees and shrubs shall be provided between existing adjacent residential areas.

3.8.4 Servicing

Development shall only proceed if the developer agrees to obtain piped water and sewage disposal services from the Town of Picton. It is the intention of this Plan to permit development in Policy Area 8 only on the basis of full municipal piped water supply and sewage disposal services.

3.8.5 Permitted Lot Sizes

The lot size for future commercial or industrial development shall be determined by the provisions of local zoning by-laws. Residential lot sizes shall correspond to those in Policy Area 2.

3.8.6 Parking

Sufficient off-street parking space for all permitted uses shall be provided on the property.

3.8.7 Buffering

The buffering policy of Section 3.6.6 of this Plan shall also apply to Policy Area 8.

3.8.8 Special Policy Areas

“3.8.8(i) Loblaws Properties Limited, Part of Lot 21, Concession 3 Military Tract, Township of Hallowell (Old OPA NO. 141)

The specific principles to be considered in the development and zoning of the 3.86 hectares (9.5 acres) of land identified as Special Policy Area 3.8.8 (i) of Schedule “A1” Land Use and Roads Plan Picton-Hallowell Urban Area, as amended, are as follows:

1. A supermarket with a maximum total floor area of 5,110 sq. m. (55,000 sq. ft), including a maximum of 2,323 sq.m. (25,000 sq. ft) of in-store non-food department space is a permitted use. Any future expansion of the supermarket on this site will require an amendment to the County of Prince Edward’s Official Plan as it relates to the Secondary Plan for the Picton-Hallowell Urban Area.
2. The requirements of Section 41 of the Planning Act, R.S.O. 1190, c.P.13, as amended, relating to Site Plan Control shall apply.”

SECTION 4 - TRANSPORTATION POLICY

4.1 General

The transportation policy contained in Section 15 of the General Plan shall apply to the Secondary Plan of the Picton-Hallowell Urban Area. In addition, the following policies shall also apply to roads as designated in Schedule 'A1.'

4.2 Classification Of Roads

(a) Urban Arterial Roads

The primary function of an urban arterial road is the movement of large volumes of traffic. To facilitate this function, property access should be controlled and parking should be restricted, except in the downtown area. Right-of-way widths are determined for each section of road from economic and engineering design factors, but in general, should be a minimum of 20 m.

(b) Urban Collector Roads

Urban collector roads function to move traffic and provide land access. The right-of-way widths of urban collector roads must be determined for each section, using economic and engineering design factors, but should generally have a width of 20 m.

In built-up areas, or in road sections which experience a large volume of pedestrian use, sidewalks should be provided to ensure safety and provide for increased traffic flows. Commercial uses permitted along urban collector roads shall provide adequate off-street parking.

(c) Local Roads

The remaining roads in the road system are classified as local roads. These roads provide land access and generally carry a small volume of traffic. Large volumes of through traffic should be discouraged. The optimum width of a local road is 20 m. However, much of the existing urban street pattern is based on a 12.2 m right-of-way. It is the intention of this Plan that all existing local roads have a right-of-way of 12.2 m minimum. Additional land shall be obtained under the provisions of the Planning Act, Section 33(5), 33(6), and 29(12) R.S.O. 1970, as amended. New local roads shall be of a minimum width required to receive full maintenance subsidy from the Ministry of Transportation and Communications.

4.3 **Intersection Improvement**

It is intended that as traffic conditions warrant, intersection improvements in the form of regulation of turning movements, pavement widening, pavement marking, channelization, and the installation of traffic signals and signs will be undertaken at the intersections so indicated on Schedule 'A1.' Where right and left turning vehicles cause congestion, it is intended that intersections be improved by the addition and delineation of turning and turning storage lanes and that on-street parking be eliminated in the vicinity of a turning lane, if necessary, to remove the traffic congestion.

4.4 **Off-Street Parking**

This Plan proposes the establishment of sufficient off-street parking facilities as are required to serve the needs of the central business area. Whether an off-street parking program is developed entirely by the Town of Picton, by private enterprise, or jointly by both, certain policies should be established to develop reasonable parking facilities, consistent with demand and in accordance with the following general principles.

- (a) The parking facilities within the central business area should be limited to parking for shopping and business purposes and be primarily short term parking with a high turnover.
- (b) The area behind the stores and businesses should be developed in such a manner as to provide for off-street parking for customers.

SECTION 5 - IMPLEMENTATION AND INTERPRETATION

5.1 General

The Secondary Plan provides policies for Municipal Councils when initiating or permitting development within the Planning Area. It exercises the following controls.

- (a) Land use expressed in general terms.
- (b) The standard and degree of access to roads.
- (c) The phasing and timing of development.
- (d) The public works which must be carried out in accordance with the Secondary Plan.
- (e) It is intended that the Council will prepare a capital works programme in conformity with the proposals and policies of this Plan, in order to assess its immediate and long-term requirements and plan its major expenditures within its financial resources. The programme should be revised and updated annually.

5.2 Implementing Zoning By-Laws

Section 17.3 of the General Plan shall apply to the Secondary Plan for the Picton-Hallowell Urban Area.

5.3 Maintenance And Occupancy By-Law

The policies outlined in Section 17.4 of the General Plan shall apply to the Secondary Plan for the Picton-Hallowell Urban Area.

5.4 Land Consents

The policies outlined in Section 17.6 of the General Plan shall apply to land consents within the area covered by the Secondary Plan except Section 17.6.A(iv). The following policies shall also apply.

- (i) The size of any parcel of land created by consent shall be of a size recommended in Section 3 of this Plan.
- (ii) Consents shall not be granted along roads which are deficient in width according to the policies of Section 4 of this Plan unless the granting of land to the municipality for the required road widening along the parcel subject of the application is placed as condition for the consent.

(iii) The policies of this Plan will have to be met before consent is granted.

5.5 **Interpretation Of Land Use Boundaries And Numerical Standards**

The policies outlined in Section 18 of the General Plan shall apply to the Secondary Plan for the Picton-Hallowell Urban Area.

5.6 **Amendment Procedure**

The policies outlined in Section 18.3 of the General Plan shall apply to the Secondary Plan for the Picton-Hallowell Urban Area.