

**Town of O’Leary**  
**Official Plan Amendment OPA-2021-01**  
**Community Care Facilities and Public Service and Institutional Uses**

---

The Council of Town of O’Leary, under the authority vested in it by Sections 11-15 and 18 of the *Planning Act* R.S.P.E.I. 1988 Cap. P-8, hereby enacts as follows:

**1. The Town of O’Leary Official Plan (2014) is amended by:**

*1.1. The addition of the following immediately after Policy PR-7:*

**Policy PR-8: Special Residential Uses**

It shall be the policy of Council to support and encourage special residential uses such as community care facilities, nursing homes, and senior citizen homes within the Town. Those uses will be directed to higher density residential areas as a special permit use and to the Public Service and Institutional Zone as a permitted use.

**Plan Action:**

- Special residential uses such as community care facilities, nursing homes, and senior citizen homes shall be listed in the Public Service and Institutional (PSI) Zone as a permitted use.
- Council may allow special residential uses such as community care facilities, nursing homes, and senior citizen homes, at Council’s discretion and subject to consideration of their impacts on surrounding land uses (both present and future), traffic generation and fire safety, in the Multi Family (R3) Zone.

*1.2. The addition of the following immediately after section 5.2 in the Official Plan:*

**5.2.1 INSTITUTIONAL**

The Town of O’Leary hosts a range of institutional uses for the region. Fostering institutional activities will allow the Town to strengthen its relationship with its rural service area.

**OBJECTIVES:**

- Support existing and future institutional uses within the Town boundaries.
- Encourage institutional developments to proceed in a manner compatible with adjacent properties.

**POLICIES:**

**Policy PSI-1: Zoning**

It shall be the policy of Council to zone all established public service and institutional uses in the Zoning and Subdivision Control Bylaw as “Public Service and Institutional (PSI).” Council may also, on application, amend the General (Future) Land Use Map and the Zoning Map to designate additional land for PSI uses.

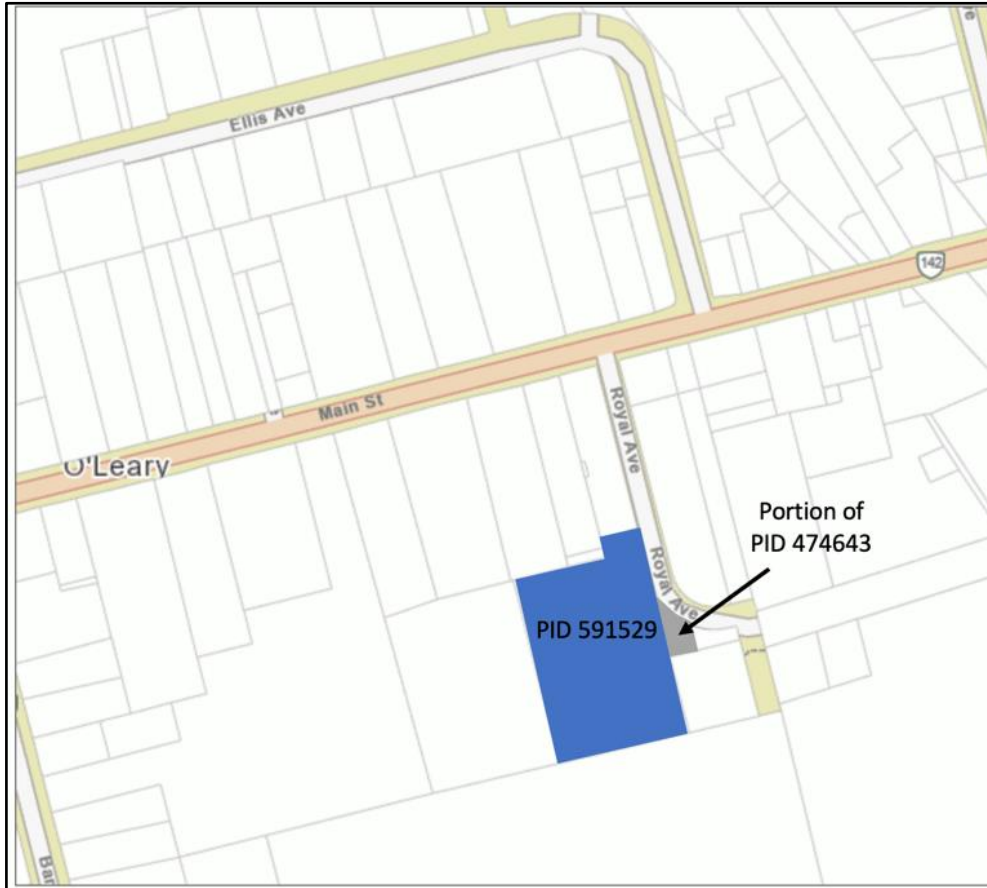
**Plan Action:**

- The Zoning and Subdivision Control (Development) Bylaw shall include a Public Service and Institutional (PSI) zone.
- The PSI zone will include a range of institutional and compatible uses as permitted uses.

- While the Zoning and Subdivision Control (Development) Bylaw will establish height limits for structures, Council may allow higher buildings at Council's discretion and subject to consideration of their impacts on surrounding land uses (both present and future), traffic generation, and fire safety.

**2. The Town of O'Leary Official Plan (2014) Map 3, General (Future) Land Use Map, is amended by the following:**

The land use for the portion of Parcel PID 474643 adjacent to Parcel PID 591529 on Royal Ave is designated as Residential, hereby excluding it from its former designation of Commercial.



**3. Effective Date**

- 3.1. The effective date of Official Plan Amendment OPA-2021-01 is the date as signed below by the Minister of Agriculture and Land.

**Council Approval:**

Official Plan Amendment OPA-2021-01 was approved by a majority of council members present at the Council meeting held on the 13<sup>th</sup> day of January, 2021.

**4. Signatures**

*Eric Gavin*

*Beverly Shaw*

\_\_\_\_\_  
**Mayor** (signature sealed)

\_\_\_\_\_  
**Chief Administrative Officer** (signature sealed)

**Ministerial Approval**

Official Plan Amendment OPA-2021-01 is hereby approved.

Dated on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Minister of Agriculture and Land