

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD**  
**By-Law No. \_\_\_\_\_**

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**A By-law to Amend County Comprehensive Zoning By-law**  
**No. 1816-2006, as amended**

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**WHEREAS** By-law No. 1816-2006, as amended, is the Comprehensive Zoning By-law governing the lands located within the County of Prince Edward in the Ward of Hallowell;

**AND WHEREAS** the Council of The Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 1816-2006 for the County of Prince Edward, is in agreement with the proposed changes;

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

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

1. **THAT** By-law No. 1816-2006, as amended, is hereby amended by the addition of the following to subsection R3-xx of Section 12.5 entitled "Special Urban Residential Type 3 (R3) Zones" after item 12.5.xx thereof:

**"R3-xx VineRidge Development, Part Lots 1 and 22, Concession SE of Carrying Place"**

Notwithstanding any provisions of By-law No. 1816-2006 to the contrary, within the R3-xx Zone, the following special provisions shall apply:

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| i. | In addition to the permitted uses in Section 12.1, the following are also permitted: | <ul style="list-style-type: none"><li>- Single detached dwelling</li><li>- Open space uses</li><li>- Private park</li><li>- Stormwater management facility</li><li>- Uses, buildings and structures accessory to the foregoing permitted uses</li></ul> |
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*For the purposes of this by-law, a stacked, back-to-back townhouse building is deemed to be an apartment dwelling*

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| ii.  | Maximum Density               | The greater of 0.5 FSI or 43 units per hectare |
| iii. | Maximum Lot Coverage          | 20%  |
| iv.  | Minimum Landscaped Open Space | 45%  |

v. Minimum Size of a Private Park	5,000 square metres
vi. Front Lot Line	Shall be the lot line abutting a public road, condominium road or parking area
vii. Front Yard	<u>For a building abutting a public road:</u> Shall be measured from the edge of the public right-of-way to the building face  <u>For a building abutting a condominium road:</u> Shall be measured from the curb to the building face
viii. Exterior Side Yard	<u>For a building abutting a public road:</u> Shall be measured from the edge of the public right-of-way to the side wall of a building.  <u>For a building abutting a condominium road:</u> Shall be measured from the curb on a condominium road to the side wall of a building.
Minimum Lot Area	Single detached dwelling: 280 square metres Semi-detached dwelling: 250 square metres All other dwelling types as part of a plan of condominium: No minimum lot area
Minimum lot Frontage	Single detached dwelling: 10 metres Semi-detached dwelling: 9 metres All other dwelling types as part of a plan of condominium: no minimum lot area
viii. Minimum Front Yard	Single detached, semi-detached, and townhouse dwellings: 6.0 metres Apartment dwellings: 3.5 metres
ix. Minimum Exterior Side Yard	2.5 metres
x. Minimum Interior Side Yard	1.5 metres
xi. Minimum Rear Yard	Single detached, semi-detached, and townhouse dwellings: 6.0 metres Apartment dwellings: 19 metres
xi. Maximum Height	3 storeys
xii. Height Exceptions	The maximum height provision in clause xi) shall not apply to an enclosed stairwell
xiii. Minimum Building Separation Distance	

- a. Between the front wall of building, where it faces the front wall of another building 16.0m
  - b. Between the side wall of a building, where it faces the front or rear wall of another building 9.5m
  - c. Between the rear walls of two buildings 25 m
  - d. Between the side walls of two buildings 2.5 m
- xiv. Minimum parking Apartment dwelling: 1.25 spaces per unit  
Townhouse dwelling: 1.5 spaces per unit  
Single and semi-detached dwelling: 2 spaces per unit

All other provisions of the R3 Zone and By-law No. 1816-2006, as amended, shall not apply to the lands zoned R3-xx.

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- 2. **THAT** all uses existing as of (month) (day), 202x are permitted to continue through the phased redevelopment of the lands.
- 3. **THAT** all lands within the R3-xx zone are subject to Site Plan Control.
- 4. **THAT Schedule 'xx'** for the Ward of Hallowell to By-law 1816-2006, as amended, is hereby amended by changing the zone categories thereon as described above and in accordance with Schedule '1' attached hereto.
- 5. **THAT** Schedule '1' attached hereto forms part of this by-law.
- 6. **THAT** this by-law shall come into force and take effect upon final execution of the Plan of Subdivision Agreement pursuant to the provisions and regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

Read a first, second and third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chad Curtis, Clerk

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

CORPORATION OF THE COUNTY OF PRINCE EDWARD  
WARD OF HALLOWELL  
SCHEDULE '1'

BY-LAW NO. \_\_\_\_\_

THIS IS SCHEDULE '1' TO BY-LAW NO. \_\_\_\_\_ AMENDING  
COMPREHENSIVE ZONING BY-LAW NO. 1816-2006, AS AMENDED, FOR  
THE COUNTY OF PRINCE EDWARD

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
Chad Curtis, Clerk

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

Part Lots 1 & 22, Concession 1 S.E.C.P., Ward of Hallowell

