

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD  
BY-LAW NUMBER 2022-XXX**

**A BY-LAW TO AMEND BY-LAW NUMBERS 1816-2006, BEING BY-LAWS TO REGULATE THE USE OF LAND AND THE HEIGHT, BULK, LOCATION, SIZE, FLOOR AREA, SPACING, CHARACTER AND USE OF BUILDINGS**

WHEREAS the Council of the Corporation of the County of Prince Edward deems it advisable to amend Zoning By-Law Number 1816-2006, as amended, with respect to the subject lands;

THE COUNCIL OF THE CORPORATION OF THE COUNTY OF PRINCE EDWARD ENACTS AS FOLLOWS:

1. THAT By-Law Number 1816-2006, as amended, shall apply to the defined area as shown on the zoning map attached hereto as Appendix I.
2. THAT Schedule "A10-East" of By-Law Number 1816-2006, as amended, shall be and the same is hereby amended by rezoning lands described as Part of Lot 24, Concession 2, Southwest of Green Point; Plan 47R-9103, Township of Sophiasburgh, County of Prince Edward, from "RU1-265 Rural 1" zone with special provisions to an amended "RU1-265 Rural 1" zone with special provisions, as shown on the zoning map attached hereto as Appendix 1.
3. THAT Section 7, Subsection 7.5 of By-Law Number 1816-2006, as amended, shall be and the same is hereby amended by adding a new Subsection (X) immediately following Subsection (X) as follows:

"(X) Notwithstanding and in addition to the uses permitted in Section 7.2, a farm distillery shall be a permitted use.

In addition, notwithstanding any provisions of this By-Law to the contrary, within the RU1-265 Zone, the following provisions shall apply:

- i. On-site tasting room and retail floor space shall not exceed 75m<sup>2</sup>.
  - ii. As an accessory use to a Farm Distillery, a Tied House shall be permitted and shall not occupy more than 75m<sup>2</sup> excluding any outdoor area(s)."
4. THIS By-Law shall come into force and take effect on the day of passing thereof, provided no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, amended. In the event that an appeal is filed, this

By-Law shall come into force and take effect in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first time this **XX<sup>th</sup>** day of **March, 2022**.

Read a second time this **XX<sup>th</sup>** day of **March, 2022**.

Read a third time and finally passed this **XX<sup>th</sup>** day of **March, 2022**.

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, MAYOR

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, CITY CLERK

## STATEMENT OF PURPOSE AND EFFECT

### OF BY-LAW NUMBER 2022-XXX

The purpose of By-Law Number 2022-XXX is to amend Zoning By-Law Number 1816-2006, as amended, as it affects lands described as Part of Lot 24, Concession 2, Southwest of Green Point; Plan 47R-9103, Township of Sophiasburgh, County of Prince Edward, from "RU1-265 Rural 1" zone with special provisions to an amended "RU1-265 Rural 1" zone with special provisions.

The effect of By-Law Number 2022-XXX is to rezone the land to permit the property to be used as a farm distillery in addition to the existing farming and residential uses. As accessory uses, a tasting room/retail space shall be limited to 75m<sup>2</sup> in floor area and a Tied House shall be limited to 75m<sup>2</sup> in floor area.