

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD
By-Law No. _____

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

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:

- i. In addition to the permitted uses in Section 12.1, the following are also permitted:
 - Single detached dwelling
 - Triplex dwelling
 - Open space uses
 - Private park
 - Community centre
 - Stormwater management facility
 - Uses, buildings and structures accessory to the foregoing permitted uses

For the purposes of this by-law, a stacked, back-to-back townhouse building is deemed to be an apartment dwelling

- ii. Maximum Density *The greater of 0.5 FSI or 40 units per hectare*
- iii. Maximum Lot Coverage *35%*

For the purposes of this by-law, a block on a plan of subdivision is deemed to be a lot

iv.	Minimum Landscaped Open Space	35%
v.	Minimum Size of a Private Park	5,500 square metres
vi.	Front Lot Line	Shall be the lot line abutting a public road, condominium road or parking area
vii.	Rear Lot Line	Shall be the lot line directly opposite the front lot line.
viii.	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 private street:</u> Shall be measured from the curb to the building face
ix.	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 private street:</u> Shall be measured from the curb on a condominium road to the side wall of a building.
x.	Minimum Front Yard	Single detached, semi-detached, and townhouse dwellings with a private driveway: 6.0 metres Single detached, semi-detached, townhouse dwellings, and apartments without a private driveway: 2.5 metres
xi.	Minimum Exterior Side Yard	2.5 metres
xii.	Minimum Interior Side Yard	1.5 metres
xiii.	Minimum Rear Yard	Single detached, semi-detached, and townhouse dwellings: 6.0 metres Apartment dwellings: 4 metres
xiv.	Maximum Height	3 storeys
xv.	Height Exceptions	The maximum height provision in clause xi) shall not apply to an enclosed stairwell
xvi.	Minimum floor area per dwelling unit	Townhouse dwellings: 100 square metres Apartment dwellings: 70 square metres
xvii.	Minimum Separation Distance Between Buildings on the Same Block	

- 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 9.0m
- c. Between the rear walls of two buildings 25 m
- d. Between the side walls of two buildings 2.5 m
- xviii. Minimum parking Apartment dwelling: 1.25 spaces per unit
Townhouse dwelling: 1.5 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.

- 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 _____, 2022.

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

