

CORPORATION OF THE COUNTY OF PRINCE EDWARD
BY-LAW NUMBER XX-2022

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

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 Corporation of the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS authority is granted under Sections 34, 36 and 41 of the Planning Act R.S.O. 1990, c.P.13, as amended;

AND WHEREAS, the area subject to this amendment is the north of Millennium Trail, west side of Belleville Street, legally described as: "LOT 191 AND PART OF LOTS 10, 195, 196, 196B, 188, 197 Registered Plan No. 8 in the Village of Wellington, The Municipality of the County of Prince Edward" ("subject lands"), as identified on Schedule 1 to this By-law;

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

1. **THAT** Zoning By-law 1816-2006, as amended by By-law is further amended by rezoning the lands to Urban Residential Type Four Zone "R4", Urban Residential Type Three, exception 37 with further site-specific provisions "R3-37-XX", Core Commercial "CC", Tourist Commercial, exception 54 with further site-specific provision "TC-XX" and Open Space "OS" as shown on Schedule 1.
2. **THAT** the following site-specific provisions to Tourist Commercial zone shall apply:
 - (i) The permitted uses shall be as follows:
 - a. Clubhouse;
 - b. Golf course with activity uses including but not limited to tennis, pickleball court, and swimming pool;
 - c. Retail commercial establishment;
 - d. Hotel;
 - e. Restaurants;
 - f. Banquet Hall;
 - g. Sales and professional Offices; and
 - h. Uses, buildings, and structures accessory to the foregoing.
 - (ii) Maximum Height of Buildings in this zone shall be four storeys.

Except as amended herein, all other provisions of this By-law, as amended, shall apply as it pertains to the TC-54 zone.

3. **THAT** the following site-specific provision to Urban Residential Type 3 zone, exception 37, shall apply:

(iii) The Maximum height of the building: Four storeys

Except as amended herein, all other provisions of this By-law, as amended, shall apply as it pertains to the R3-37 zone.

4. **THAT SCHEDULE 'A3'** for the Wellington Ward to By-law No. 1816-2006, as amended, is hereby further amended by changing the zone category thereon in accordance with Schedule '1' attached hereto.
5. **THAT** Schedule 1 attached hereto form part of this By-law.
6. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts of as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.
7. When no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed.

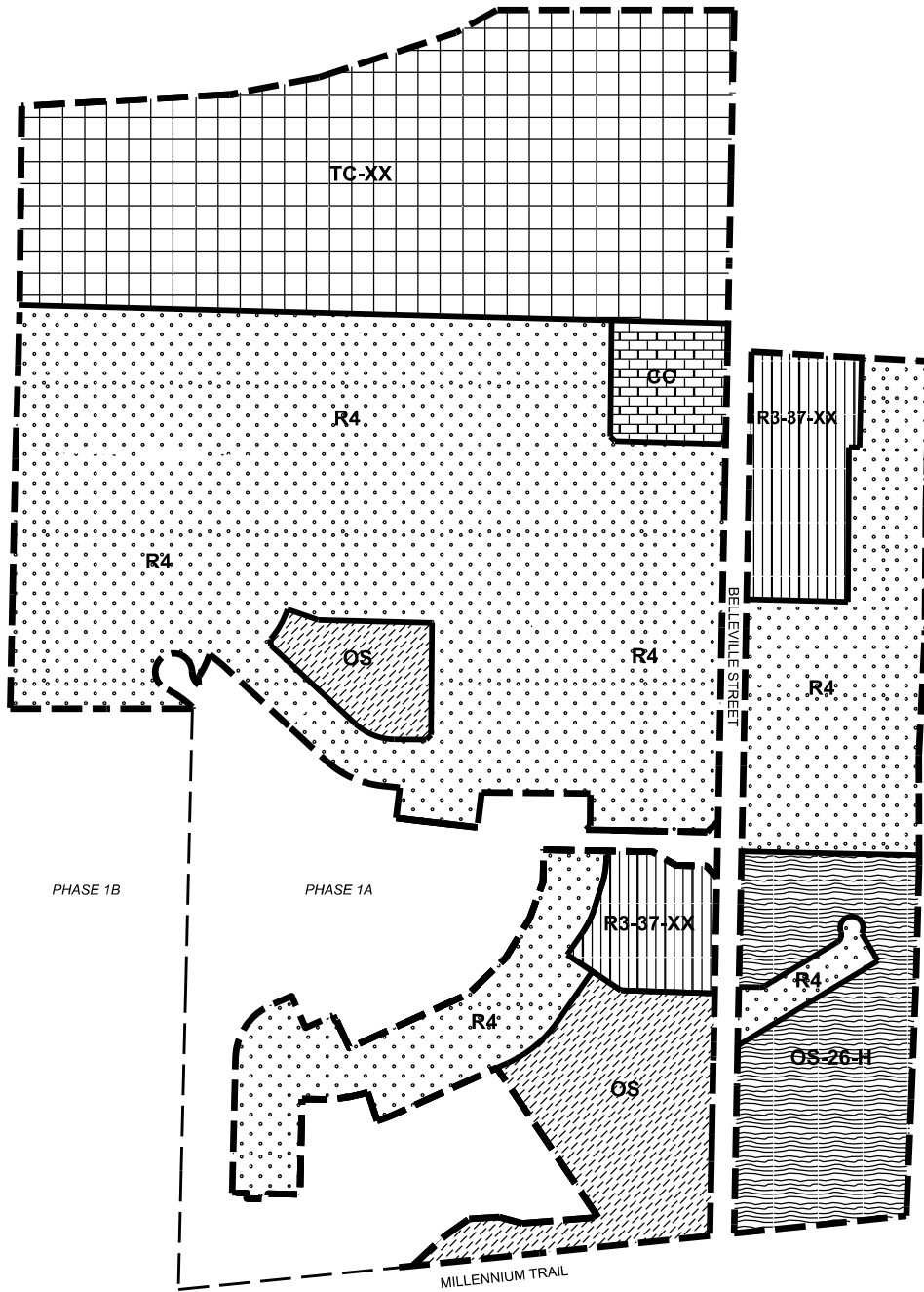
Enacted by the Corporation of County of Prince Edward this _____ day of _____,
2022.







READ a XX time and passed this
XX day of XX, 2022


Mayor

Clerk

ZONING SCHEDULE 1



-  OPEN SPACE ZONE (OS)
-  SPECIAL OPEN SPACE HOLDING ZONE (OS-26-H)
-  URBAN RESIDENTIAL ZONE TYPE R3-37-XX
-  SPECIAL URBAN RESIDENTIAL ZONE TYPE R4
-  CORE COMMERCIAL ZONE (CC)
-  TOURIST COMMERCIAL ZONE (TC-XX)

 LANDS SUBJECT TO THIS AMENDMENT
(Phase 2A, 3A East, 3A South and 4A)
LOT 191 AND PARTS OF LOTS 10, 195, 196, 196B, 188, 197
REGISTERED PLAN NO. 8
(VILLAGE OF WELLINGTON)
MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD

Date: October 25, 2022



0 50m 100m
Scale: 1:1000