

## Draft Zoning By-law Amendment

### BY-LAW No. XXX-20XX

#### To amend Comprehensive Zoning By-law 1816-2006 as amended, with respect to the lands municipally known as 380 Wellington Main Street and 0 Cleminson Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

Whereas Council of Prince Edward County, at its meeting on \_\_\_\_, 20XX, determined to amend the Comprehensive Zoning By-law 1816-2006 with respect to lands known municipally in the year 20XX as 380 Wellington Main Street and 0 Cleminson Street;

The Council of the Prince Edward County hereby enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-law.
2. Comprehensive Zoning By-law 1816-2006, as amended, is hereby further amended by adding to Section 12.5 so it reads:

#### R3-X Zone

Notwithstanding any provisions of this By-law to the contrary, within the R3-X Zone, the following provisions shall apply:

- i. Permitted uses shall include detached dwellings, townhouse dwellings, apartment dwellings, and secondary suites
- ii. Minimum Lot Area:
  1. Street townhouse dwelling - 194 sq m
  2. Rear lane townhouse dwelling – 194 sq m
  3. Back-to-back townhouse dwelling – 94 sq m
  4. Detached dwelling – 380 sq m
  5. Shall not apply to apartment dwellings
- iii. Minimum Frontage:
  1. Street townhouse dwelling - 7.0 m
  2. Rear lane townhouse dwelling – 7.0 m

3. Back-to-back townhouse dwelling – 6.5 m
  4. Detached dwelling – 10.9 m
  5. Shall not apply to apartment dwellings
- iv. Minimum Front Yards shall be as shown on Schedule 2 attached to this By-law and:
1. Street townhouse dwelling - 4.0 m
  2. Rear lane townhouse dwelling – 3.5 m
  3. Back-to-back townhouse dwelling – 4.5 m
  4. Detached dwelling – 5.5 m
- v. Minimum Rear Yards shall be as shown on Schedule 2 attached to this By-law and:
1. Street townhouse dwelling - X m
  2. Rear lane townhouse dwelling – 2.5 m to the garage face
  3. Shall not apply to back-to-back townhouse dwellings
  4. Detached dwelling – 7.5 m
- vi. Minimum interior Side Yards shall be as shown on Schedule 2 attached to this By-law and:
1. Shall not apply to a street townhouse dwelling on the attached side
  2. Street townhouse dwelling on unattached side – 1.5 m
  3. Shall not apply to a rear lane townhouse dwelling on the attached side
  4. Rear lane townhouse dwelling on the unattached side – 1.5 m
  5. Shall not apply to a back-to-back townhouse dwelling on the attached side
  6. Back-to-back townhouse dwelling on the unattached side – 1.4 m
  7. Detached dwelling – 1.2 m and 0.6 m where a private garage is located
- vii. Minimum Exterior Side Yard shall be as shown on Schedule 2 attached to this By-law and:
1. Street townhouse dwelling – 1.55 m
  2. Rear lane townhouse dwelling – 1.5 m
  3. Back-to-back townhouse dwelling – 1.4 m
  4. Detached dwelling – 7.5 m
  5. Apartment dwelling – 3.0 m
- viii. A maximum lot coverage shall not apply to buildings and structures within the R3-X Zone:
- ix. A minimum landscaped open space shall not be provided;
- x. A maximum of 4,400 square metres of parkettes will be provided;
- xi. The lots, buildings, structures and uses within the R3-X Zone may front upon and obtain access from a private road.
- xii. A shared parking standard of 743 spaces for all uses on the lot shall be permitted.
- xiii. None of the provisions of Comprehensive Zoning By-law 1816-2006 shall apply to prevent a sales office on the lot.
- xiv. Despite any future severance, partition or division of the lot as shown on Schedule 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 202X.

Mayor  
(Corporate Seal)

Clerk

CORPORATION OF THE COUNTY OF PRINCE EDWARD  
WARD OF HILLIER  
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 \_\_\_\_\_ 2022

\_\_\_\_\_  
Anne Kantharajah, Deputy Clerk

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

380 WELLINGTON MAIN STREET & 0 CLEMINSON STREET  
PRINCE EDWARD COUNTY

