

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD
BY-LAW NO. xx-2024**

**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 Picton.

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 lands described as 347 Picton Main Street, in 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 Number 1816-2006, as amended, shall apply to the defined lands described as Part Lot 226 Plan 24 Picton As In PE21567 Except Part 1 47R1282 and Except Part 1 47R7842; Prince Edward.
2. **THAT** Schedule 'A1-East' of By-Law Number 1816-2006, as amended, shall be and the same is hereby amended by rezoning lands described as Part Lot 226 Plan 24 Picton As In PE21567 Except Part 1 47R1282 and Except Part 1 47R7842; Prince Edward, from "*Institutional (I) Zone*" to an amended "*General Commercial (CG-XX) Zone*" with special provisions, as shown on the zoning map attached hereto as Schedule 'A' hereto and by this reference, forming part of this By-law.
3. **THAT** Section 12, Subsection 12.5 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 any provisions of this By-Law to the contrary, within the CG Zone, the following provisions shall apply:

i. Additional Regulations for Permitted Uses

- | | |
|--------------------------------|---------------------------------------------------------------|
| 1. Minimum Interior Side Yard | 2.8 m |
| 2. Maximum Height of Buildings | Designate Johnson Street as the front of the building for the |

	purposes of defining building height
3. Minimum Parking Space Requirement	53 spaces
4. Parking Space Size	14.4 sq. m. area and 2.4 m width
5. Loading Space Width	4.0 m
6. Loading Space Location	Exterior Side Yard

4. **THAT** this by-law shall come into force and take effect 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 _____, 2024.

Catalina Blumenberg, **Clerk**

Steve Ferguson, **Mayor**