

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

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**A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW  
NO. 1816-2006, AS AMENDED**

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**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

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

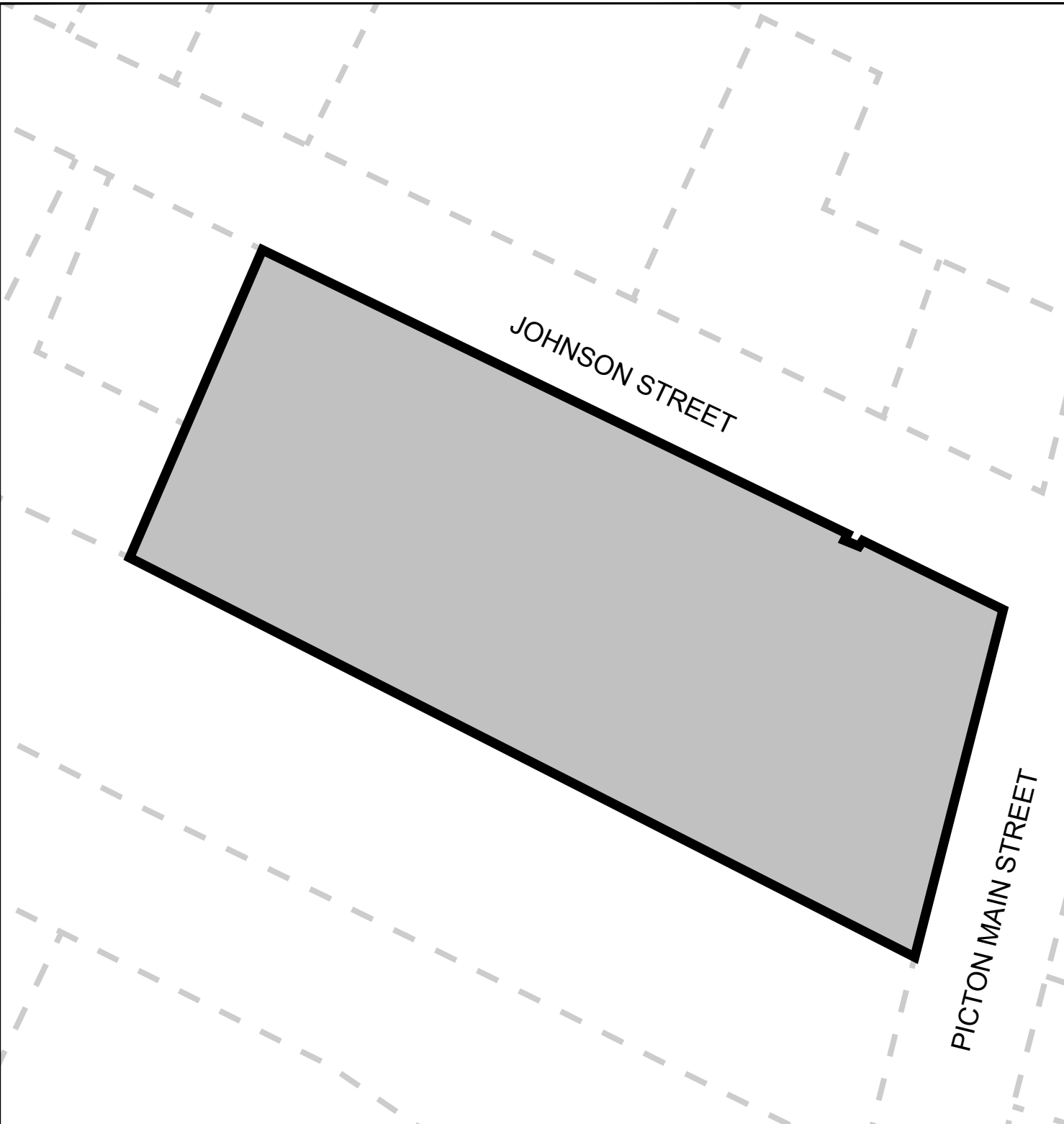
	purposes of defining building height
3. Minimum Parking Space Requirement	53 spaces
4. Parking Space Size	14.4 sq. m. area and 2.4 m width
5. Loading Space Width	4.0 m
6. Loading Space Location	Exterior Side Yard

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**



**LEGEND:**

 FROM I to CG-XX  
(SPECIAL GENERAL COMMERCIAL ZONE)

**LOCATION**  
PART LOT 226 PLAN 24 PICTON AS IN  
PE21567 EXCEPT PART 1 47R1282 AND  
EXCEPT PART 1 47R7842; PRINCE  
EDWARD

BY-LAW \_\_\_\_-2024  
TO AMEND ZONING BY-LAW 1816-2006  
**SCHEDULE 'A'**



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