

**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 municipally addressed as 16880 Loyalist Parkway, south of Loyalist Parkway and legally described as: "PT LT 198 PL 8 WELLINGTON, PTS PT LT 8 CON 1 HILLIER AS IN PE26092 S OF HWY #33 LYING E OF PL 7; PRINCE EDWARD" ("subject property"), 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 11-2021 be and as is further amended by rezoning the lands shown on Schedule 1 from Rural 1 "RU1" to Urban Residential Type Four Zone "R4" and Urban Residential Type Two Zone "R2" with site-specific provisions.
2. **THAT** Zoning By-law 1816-2006, as amended, is hereby further amended with the following Exception:
  - a) Notwithstanding Section 11 of the Zoning By-law No. 1816-2006 as amended to the contrary, on the lands zoned R2 the following shall apply:
    - i. Minimum Lot Frontage: 11m
    - ii. Minimum Front Yard: 4.5m to the building
    - iii. Minimum Exterior Side Yard: 1.2m
    - iv. Minimum Interior Side Yard: 1.2m
    - v. Minimum Rear Yard: 7m to the building
    - vi. Maximum Lot Coverage: 50%
3. **THAT SCHEDULE 'A3'** for the Wellington Ward to By-law No. 1816-2006, as amended, is hereby amended by changing the zone category thereon in accordance with Schedule 'A' attached hereto.
4. **THAT** Schedules 1 attached hereto form part of this By-law.
5. 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By-law does not come into force until all appeals have been finally disposed of, and except for such parts of as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

6. "Holding" (H) Provision be added to both proposed zones.
7. **THAT** a by-law to remove the "Holding" (-H) symbol shall be considered by Council only in accordance with the provisions of the executed subdivision agreement between the County and the Owner addressing, among other things, site services, access, lot grading and drainage and financial requirements of the Municipality and the final plan has been approved by the County and registered on title to the lands.
8. 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