

Appendix A

Zoning By-law Amendment

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

A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW NO. 1816-2006, AS AMENDED (Part of Lots 21, 22 and 23, Concession 3 Military Tract, Hallowell)

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 Part of Lots 21, 22 and 23, Concession 3 Military Tract, Hallowell; 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:

THAT By-law No. 1816-2006, as amended, is hereby amended but the addition of the following subsection 12.5 of Section 12 entitled "Special Residential 3 (R3-X1) Zones" thereof:

Part of Lots 21, 22 and 23, Concession 3 Military Tract, Hallowell

Notwithstanding the provisions of this By-law to the contrary, within the R3-X1 Zone the following provisions shall apply:

- i. In addition, a single-detached dwelling shall also be permitted.
- ii. Regulations for single-detached dwellings:
 1. Minimum Lot Area: 357 m²
 2. Minimum Lot Frontage: 13 m
 3. Minimum Front Yard: 6 m
 4. Minimum Exterior Side Yard: 4 m
 5. Minimum Interior Side Yard: 1.2 m
 6. Minimum Rear Yard: 6 m
 7. Maximum Height of Buildings: 10 m
 8. Minimum Landscaped Open Space: 30%
 9. Maximum Lot Coverage: 55%
- iii. Regulations for semi-detached dwellings:
 1. Minimum Lot Area: 265 m² per dwelling unit
 2. Minimum Lot Frontage: 9 m per dwelling unit
 3. Minimum Front Yard: 3 m
 4. Minimum Exterior Side Yard: 1.5 m
 5. Minimum Interior Side Yard: 1.2 m
 6. Minimum Rear Yard: 6 m
 7. Maximum Height of Buildings: 12 m
 8. Minimum Landscaped Open Space: 30%
 9. Maximum Lot Coverage: 55%
- iv. Regulations for townhouse dwellings:
 1. Minimum Lot Area: 160 m² per dwelling unit

2. Minimum Lot Frontage: 7 m per dwelling unit
3. Minimum Front Yard: 3 m
4. Minimum Exterior Side Yard: 3 m
5. Minimum Interior Side Yard: 1.2 m
6. Minimum Rear Yard: 6 m
7. Maximum Height of Buildings: 12 m
8. Minimum Landscaped Open Space: 30%
9. Maximum Lot Coverage: 55%

THAT By-law No. 1816-2006, as amended, is hereby amended but the addition of the following subsection 12.5 of Section 12 entitled “Special Residential 3 (R3-X2) Zones” thereof:

Part of Lots 21, 22 and 23, Concession 3 Military Tract, Hallowell

Notwithstanding the provisions of this By-law to the contrary, within the R3-X2 Zone the following provisions shall apply:

- i. In addition, stacked townhouse dwellings and back-to-back townhouse dwellings shall also be permitted.
- ii. Where feasible, all residential buildings shall be oriented to a public street.
- iii. Regulations for stacked townhouse dwellings:
 1. Minimum Lot Area: 540 m²
 2. Minimum Lot Frontage: 18 m
 3. Minimum Setback from a lot line: 3m
 4. Minimum Setback between buildings within the same lot or block: 3m
 5. Maximum Height of Buildings: 15 m
 6. Minimum Landscaped Open Space: 30%
 7. Maximum Lot Coverage: 60%
- iv. Regulations for back-to-back townhouse dwellings:
 1. Minimum Lot Area: 540 m²
 2. Minimum Lot Frontage: 18 m
 3. Minimum Front Yard: 3 m, 5.5 m where an attached garage is provided
 4. Minimum Exterior Side Yard: 3 m
 5. Minimum Interior Side Yard: 1.2 m
 6. Maximum Height of Buildings: 15 m
 7. Minimum Landscaped Open Space: 20%
 8. Maximum Lot Coverage: 67%
- v. Regulations for apartment dwellings:
 1. Minimum Lot Area: 928 m²
 2. Minimum Lot Frontage: 23 m
 3. Minimum Front Yard: 3 m
 4. Minimum Exterior Side Yard: 3 m
 5. Minimum Interior Side Yard: 4.5 m
 6. Minimum Rear Yard: 7 m
 7. Maximum Height of Buildings: 15 m
 8. Minimum Landscaped Open Space: 35%
 9. Maximum Lot Coverage: 45%
 10. Minimum Parking Requirement: 1 space per dwelling unit
 11. Minimum Amenity Space: 10 m² per dwelling unit or 10% of the lot area
 - a. Amenity Area means an area exterior to a residential building, or an interior area common to all dwelling units within a residential building, which is designed and intended primarily for the leisure and recreation of the occupants of the building.

THAT By-law No. 1816-2006, as amended, is hereby amended but the addition of the following subsection 12.5 of Section 12 entitled “Special Residential 3 (R3-X3) Zones” thereof:

Part of Lots 21, 22 and 23, Concession 3 Military Tract, Hallowell

Notwithstanding the provisions of this By-law to the contrary, within the R3-X3 Zone the following provisions shall apply:

- i. Only townhouse dwellings shall be permitted.
- ii. Regulations for townhouse dwellings:
 1. Minimum Lot Area: 133 m² per dwelling unit
 2. Minimum Lot Frontage: 6 m per dwelling unit
 3. Minimum Front Yard: 3 m
 4. Minimum Exterior Side Yard: 3 m
 5. Minimum Interior Side Yard: 1.2 m
 6. Minimum Rear Yard: 5 m
 7. Maximum Height of Buildings: 12 m
 8. Minimum Landscaped Open Space: 30%
 9. Maximum Lot Coverage: 55%

THAT Schedule “A3” for the Ward of Picton to By-law No. 1816-2006, as amended, is hereby amended by changing the zone category thereon from the Future Development (FD) Zone to the Urban Residential Type 3 (R3-X) Zone and the Open Space (OS) Zone in accordance with Schedule “1” attached hereto.

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.

Schedule A

