

Appendix B

Proposed Zoning By-law Amendment

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD BY-LAW NO. XXXX-2023

A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW NO. 1816-2006, AS AMENDED (Part of Lots 1 & 2, Concession 1 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 Bloomfield & Hallowell.

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 Lots 1 & 2, Concession 1 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 22.5 of Section 22 entitled "Special Tourist Commercial (TC) Zones" immediately after item 22.5.59 thereof:

565 Wesley Acres Road, Part of Lots 1&2, Concession 1 Military Tract, Hallowell

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

- i. Minimum Lot Frontage: 9 metres
- ii. Maximum Height of Buildings: 12 metres
- iii. There shall be no minimum parking requirement.
- iv. Maximum Parking Requirement: 300 spaces
- v. Permitted Non-Residential Uses:
 - a. Tourist establishment
 - b. Resort establishment
 - c. Summer camp
 - d. Any use, building or structure accessory to a permitted use including recreational facilities, convenience store and restaurant
- vi. In addition, a swimming pool and seasonal stable shall be permitted as accessory uses.
- vii. Shade structures shall be permitted on docks / decks within 15 metres of the regulatory flood plain, subject to approval from the Quite Conservation Authority.

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 Rural 2 (RU2) Zone and Environmental Protection – Provincially Significant Wetland (EP-W) Zone to Special Tourist Commercial (TC-X) Zone and Environmental Protection – Provincially Significant Wetland (EP-W) 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.

Appendix B

Proposed Zoning By-law Amendment

Schedule 1

