

**DRAFT – May 20, 2025**

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD  
BY-LAW NO. XX-2025  
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 Athol.

**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 Lot 3, Concession 1, South Side of East Lake, Geographic Township of Athol, as in PE 165100, together with PE165100 and Part of Lots 2-3, Concession 1, South Side of East Lake, Geographic Township of Athol, 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 of Lot 3, Concession 1, South Side of East Lake, Geographic Township of Athol, as in PE 165100, together with PE165100 and Part of Lots 2-3, Concession 1, South Side of East Lake, Geographic Township of Athol, County of Prince Edward.
2. **THAT** Schedule "A5-1" of By-Law Number 1816-2006, as amended, shall be and the same is hereby amended by rezoning lands described as Part of Lot 3, Concession 1, South Side of East Lake, Geographic Township of Athol, as in PE 165100, together with PE165100 and Part of Lots 2-3, Concession 1, South Side of East Lake, Geographic Township of Athol,, County of Prince Edward, from "*Trailer Park Commercial (TPC) Zone*" to an site specific "*Tourist Commercial (TC-XX) Zone*" with special provisions, as shown on the zoning map attached hereto as Appendix A hereto and by this reference, forming part of this By-law.
3. **THAT** Section 22, Subsection 5 of By-Law Number 1816-2006, as amended, shall be and the same is hereby amended by adding a new Subsection (XX) immediately following Subsection (XX) as follows:

"(TC-XX) Notwithstanding any provisions of this By-Law to the contrary, within the TC-XX Zone, the following special provisions shall apply:

  - i. Uses, buildings and structures accessory to the foregoing permitted non-residential uses
    - a. Minimum lot frontage: 47 m
    - b. Minimum front yard setback: 9 m
    - c. Minimum wetland setback for temporary structures: 30 m
    - d. Minimum floodplain setback: 15 m
    - e. Minimum standard parking spaces: 44
  - ii. The permitted uses shall be limited to the following:
    - Tourist establishment
    - Event venue

- Motel
  - Tourist inn
  - Tourist cottage
  - Resort establishment
  - Mobile restaurant
  - Tents (9)
  - Camp, summer
  - Any use, building or structure accessory to a permitted use including recreational facilities, convenience store, restaurant, and commercial kitchen
  - Uses, buildings and structures accessory to the foregoing permitted non-residential uses.
- iii. The following site-specific provisions shall apply:
- a. Minimum lot frontage: 47 m
  - b. Minimum front yard setback: 9 m
  - c. Minimum wetland setback for temporary structures: 30 m
  - d. Minimum floodplain setback: 15 m
  - e. Minimum parking spaces: 68
- iv. For the purposes of this By-law, “Event venue” shall be defined as: “land, building, or structures used for the purposes of hosting events including but not limited to weddings, corporate retreats, and gatherings where invited persons may attend, and which may include other hired services incidental to the specific engagement.”
- v. Notwithstanding any provisions of the Zoning By-law to the contrary, the following additional zone provisions shall apply specifically to the “event venue” use:
- a. The maximum number of guests for an event shall be limited to: 100 guests;
  - b. Temporary canopies and tents are permitted to provide protection for guests as an accessory use to the event venue and shall be situated outside of the wetland setback;
  - c. Special Events shall be permitted in accordance with the Small Scale Special Event Provisions as set out in Section 4.36 of the Comprehensive Zoning by-law.
- vi. The permitted Motel use shall be limited to the existing Motel building which contains a total of five (5) suites with a total of nine (9) bedrooms.
- vii. Structures existing on the date of the passing of this by-law shall be considered existing non-complying.
- viii. The requirements of Section 41 of the Planning Act, R.S.O., 1990., c.P. 13, as amended, relating to Site Plan Control shall apply to the lands zoned TC-XX. x. All other provisions of the TC Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned TC-XX.
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 \_\_\_\_\_, 2025.

Catalina Blumenberg, **Clerk**

Steve Ferguson, **Mayor**