

**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**

(47 Wharf Street, Ward of Wellington)

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**WHEREAS** authority is granted to Council under Section 34 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, to pass zoning by-laws;

**AND 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 Wellington;

**AND WHEREAS** the Council of the Corporation of the County of Prince Edward has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**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 legally described as at Part Lot 298, Plan 8 Wellington, Part 1 47R3312 (47 Wharf Street) is in agreement with the proposed changes.

**NOW THEREFORE** the Council of The Corporation of the County of Prince Edward enacts as follows:

1. **THAT** By-law No. 1816-2006 as amended, is hereby amended by the following revision to Section 10.5.X which shall hereby read as follows:

**“Drake Devonshire GP Inc., Part of Lot 298, Plan 8 Wellington, Part 1 47R3312, 47 Wharf Street, Ward of Wellington”**

Notwithstanding any provisions of this By-law to the contrary, within the R1-XX-H Zone, the following provisions shall apply:

- i. Until a time that the “Holding” (-H) Symbol has been removed, the residential dwelling shall not be occupied by any tenants and/or residents. The only use of the subject property shall be for accessory storage related to the Drake Motor Hotel.
- ii. Upon removal of the “Holding” (-H) Symbol, all provisions and permitted uses

of the Urban Residential Type 1 (R1) Zone shall apply.

- iii. A By-law shall not be enacted to remove the “Holding” (-H) Symbol until such time as:
  - a. Sufficient sanitary servicing capacity has been allocated or is available to service the property, as approved by the Director of Development Services.

2. **THAT Schedule “A3”** for the Ward of **Wellington** to By-law No. 1816- 2006, as amended, is hereby amended by changing the zone category thereon from the *Urban Residential Type 1 (R1) Zone* to the *Special Urban Residential Type 1 X Holding (R1-XX-H) Zone* in accordance with Schedule "1" attached hereto.
3. **THAT** Schedule ‘1’ attached hereto forms part of this by-law.
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 XX day of May, 2024.

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Catalina Blumenberg, **CLERK**

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Steve Ferguson, **MAYOR**