

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD
By-Law No. _____

A By-law To Amend County Comprehensive Zoning By-law
No. 1816-2006, as amended
(Lands in the Vicinity of County Road 10 and County Road 22, Ward of Picton)

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 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 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 No. 1816-2006, as amended, is hereby amended by the addition of the following to subsection R3-XX-H of Section 12.5 Urban Residential Type 3 (R3) after item 12.5.xx thereof.

“R3-XX-H Zone (Municipal Address to be assigned, Ward of Picton)”

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

- i. In addition to the permitted uses in Section 12.1, the following are also permitted:
 1. Supportive housing
 2. Group home
 3. Open space uses
 4. Private park

A) Regulations for an Apartment Dwelling:		
i.	Minimum Lot Area	928 m ²
ii.	Minimum Lot Frontage	23 m
iii.	Maximum Lot Coverage	35%
iv.	Maximum Height	30 m
v.	Minimum Front Yard	3.0 m
vi.	Minimum Rear Yard	7.5 m
vii.	Minimum Exterior Side Yard	3.0 m
viii.	Minimum Interior Side Yard	4.5 m

ix.	Minimum Landscaped Open Space	35%
x.	Minimum contiguous Amenity Area, excluding private outdoor space	5.6 m ² /unit
xi.	Minimum Parking	1.1 spaces per unit
xii.	Minimum Visitor Parking	0 spaces per unit
B) Regulations for a Rental Townhouse Dwelling:		
i.	Minimum Lot Area	100 m ²
ii.	Minimum Lot Frontage	5.5 m
iii.	Maximum Lot Coverage	65%
iv.	Maximum Height	14 m
v.	Minimum Front Yard	1.2 m
vi.	Minimum Rear Yard	4.5 m
vii.	Minimum Exterior Side Yard	0.8 m
viii.	Minimum Interior Side Yard	1.2 m
ix.	Minimum Landscaped Open Space	35%
x.	Minimum Parking	1.5 spaces per unit
xi.	Minimum Visitor Parking	0 spaces per unit

2. THAT By-law No. 1816-2006, as amended, is hereby amended by the addition of the following to subsection R4-XX-H of Section 12.A Urban Residential Type 4 (R4) after item 12A.XX thereof:

“R4-XX-H Zone (Municipal Address to be assigned, Ward of Picton)”

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

- i. For the purposes of this By-law, A “link dwelling” is defined as “a building separated vertically into two separate dwelling units, connected by a common wall above ground or connected underground at footing and/or foundation, each of which has an independent entrance directly from the outside of the building or through a common vestibule and each of which is located on a separate lot.
- ii. In addition to the permitted uses in Section 12A, the following are also permitted:
 1. Supportive housing

2. Group home
3. Link dwelling
4. One unit of a link dwelling
5. Open space uses
6. Private park

A) Regulations for a Single Detached Dwelling:		
i.	Minimum Lot Area	240 m ²
ii.	Minimum Lot Frontage	9.0 m
iii.	Maximum Lot Coverage	55%
iv.	Maximum Height	12.0 m
v.	Minimum Front Yard	5.0 m 5.5 m to an attached garage
vi.	Minimum Rear Yard	6.0 m
vii.	Minimum Exterior Side Yard	2.5 m
viii.	Minimum Interior Side Yard	1.5 m
ix.	Minimum Landscaped Open Space	35%
x.	Minimum Parking	2.00 spaces per unit
xi.	Minimum Visitor Parking	0 spaces per unit
B) Regulations for a Link Dwelling:		
i.	Minimum Lot Area per dwelling unit	137 m ²
ii.	Minimum Lot Frontage per dwelling unit	5.5 m
iii.	Maximum Lot Coverage	65%
iv.	Maximum Height	14.0 m
v.	Minimum Front Yard	2.5 m
vi.	Minimum Rear Yard	0.9 metres to garage face
vii.	Minimum Exterior Side Yard	2.5 m
viii.	Minimum Interior Side Yard	0.0 m on the attached side 1.1 m on the unattached side Except where the dwelling is attached at the footing and/or foundation, the horizontal distance

	between the walls on the attached side shall be 1.1 m
ix. Minimum Landscaped Open Space	35%
x. Minimum Parking	2.0 spaces per unit
C) Regulations for a Townhouse Dwelling:	
i. Minimum Lot Area per dwelling unit	137 m ²
ii. Minimum Lot Frontage	5.5 m
iii. Maximum Lot Coverage	65%
iv. Maximum Height	14.0 m
v. Minimum Front Yard	3.0 m 5.5 m to an attached garage
vi. Minimum Rear Yard	6.0 m
vii. Minimum Exterior Side Yard	0.8 m
viii. Minimum Interior Side Yard	1.2 m
ix. Minimum Landscaped Open Space	35%
x. Minimum Parking	1.5 spaces per unit

3. THAT By-law No. 1816-2006, as amended, is hereby amended by the addition of the following to subsection OS-XX-H of Section 30 Open Space (OS) Zone after item 30.5.XX thereof:

“OS-XX-H Zone (Municipal Address to be assigned, Ward of Picton)”

Notwithstanding any provisions of By-law No.1816-2006 to the contrary, within the OS-XX Zone, the following special provisions shall apply:

A) The Permitted Uses shall be limited to the following:

- i. Stormwater Management Facilities;
- ii. Private or public parks, playgrounds and picnic areas that do not detract from the stormwater management function;
- iii. Open space uses;
- iv. Uses buildings and structures normally accessory and incidental to the foregoing.

4. **THAT** no development on lands zoned R3-XX-H, R4-XX-H, and OS-XX-H shall take place until such time as the "Holding" (-H) symbol has been removed by amendment to this By-law in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990.
Until such time as the "Holding" (-H) symbol has been removed, the only uses, buildings or structures permitted on the lands zoned R3-XX-H, R4-XX-H, and OS-XX-H shall be those uses existing on the date of passing of this By-law, a temporary sales office and model homes, in accordance with a registered subdivision agreement.
5. **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.
6. **THAT** upon removal of the "Holding" (-H) symbol suffixed to the R3-XX-H, R4-XX-H, and OS-XX-H categories, the uses and provisions of the R3-XX-H, R4-XX-H, and OS-XX-H zones shall apply to the lands so zoned.
7. **THAT Schedule 'A1'** for the Ward of Picton to By-law 1816-2006, as amended, is hereby amended by changing the zone categories thereon as described above and in accordance with Schedule '1' attached hereto
8. **THAT** Schedules '1' attached hereto forms part of this By-law.

Read a first, second and third time and finally passed this ____ day of _____, 202X.

Caterina Blumenberg, Clerk

Steve Ferguson, Mayor

SCHEDULE '1' BY-LAW No. XX-202X
(Lands in the Vicinity of County Road 10 and County Road 22, Ward of Picton)

