

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD
BY-LAW NO. 160-2024

**A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW
NO. 1816-2006, AS AMENDED**

(Lands in the Vicinity of Nicholas Street and Cumberland Street, Ward of Picton)

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 **Picton**;

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 in the Vicinity of Nicholas Street and Cumberland Street, legally described on the attached parcel abstract, in the County of Prince Edward, 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 addition of the following to subsection R3-87 of Section 12.5 entitled "Special Urban Residential Type 3 (R3) Zones" after item 12.5.86 thereof:

"R3-87 Zone (Municipal Address to be assigned, Ward of Picton)"

Notwithstanding any provisions of By-law No. 1816-2006 to the contrary, within the R3-87 Zone, the following special provisions shall apply:


- | | | |
|-------|--|---|
| i. | In addition to the permitted uses in Section 12.1, the following are also permitted: | <ul style="list-style-type: none"> - Supportive housing - Group home - Townhouse dwelling - Semi-detached dwelling - Apartment dwelling - One unit of a townhouse dwelling - One unit of a semi-detached dwelling - Open space uses - Private park - Uses, buildings and structures accessory to the foregoing permitted uses |
| ii. | Maximum Density | The greater of 0.5 FSI or 53 units per hectare |
| iii. | Maximum Lot Coverage | 15% |
| iv. | Minimum Landscaped Open Space | 62% |
| v. | Lot | Shall mean the lands that are subject to this by-law as delineated on "Schedule 1" |
| vi. | Front Lot Line | Shall be the lot line abutting a public road |
| vii. | Rear Lot Line | Shall mean the lot line, other than a front lot line. |
| viii. | Front Yard | <u>For a building abutting a public road:</u> Shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot. |
| ix. | Minimum Front Yard | Semi-detached dwelling: 2.5 metres
Townhouse Block: 5.0 metres |
| x. | Minimum Rear Yard | Semi-detached dwelling: 3.0 metres
Townhouse dwelling: 7.5 metres
Apartment dwellings: 5 metres |
| xi. | Minimum Distance to a Parking Area for Semi Detached Units. | 0 metres |

xii.	Minimum Distance for a Parking Area from a Public Right-of-Way	1.8 metres
xiii.	Maximum Height	Semi-detached dwelling: 2 storeys Townhouse dwelling: 3 storeys Apartment dwelling: 5 storeys
xiv.	Height Exceptions	A mechanical penthouse or elevator shaft may project beyond the maximum height by 5 metres
xv.	Minimum Separation Distance Between Buildings on the Same Block	2.3 metres
xvi.	Between Apartment with Facing Windows	20 metres
xvii.	Minimum Separation Distance Between a Building and the lot line abutting a Waste Water Treatment Plant	40 metres
xviii.	Minimum Parking	Semi-detached: 2 spaces per unit Townhouse Dwelling: 2 spaces per unit Apartment Dwelling: 1 space per unit
xix.	Minimum Parking Space Size	Width: 2.75 metres Size: 15.6 square metres
xx.	Minimum Barrier Free Parking Space Size	Width: 3.2 metres Size: 18.2 square metres
xxi.	Minimum Width of Drive Aisles	6 metres


All other provisions of the R3 Zone and By-law No. 1816-2006, as amended, shall not apply to the lands zoned R3-87.

2. **THAT** all lands within the R3-87 zone are subject to Site Plan Control.
3. **THAT Schedule 'A1 East'** 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.
4. **THAT** Schedule '1' attached hereto forms part of this by-law.
5. **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 26th day of November, 2024.



Catalina Blumenberg, **CLERK**



Steve Ferguson, **MAYOR**



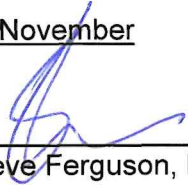
CORPORATION OF THE COUNTY OF PRINCE EDWARD
WARD OF PICTON
SCHEDULE '1'

BY-LAW No. 159-2024

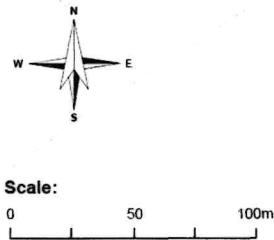
THIS IS SCHEDULE '1' TO BY-LAW NO. 159-2024 AMENDING COMPREHENSIVE
ZONING BY-LAW NO. 1816-2016, AS AMENDED, FOR THE COUNTY OF PRINCE
EDWARD

PASSED THIS 26th DAY OF November


Catalina Blumenberg, Clerk


Steve Ferguson, Mayor

Address to be assigned, Ward 1 (Picton)



 Lands to be rezoned from Future Development (FD) to the Special Urban Residential Type 3 (R3-XX) Zone