

COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING BY-LAW 140-2025

FINAL
2025





COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING BY-LAW 140-2025

County Council Adoption: November 10, 2025

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The County
PRINCE EDWARD COUNTY • ONTARIO



THE CORPORATION OF THE COUNTY OF PRINCE EDWARD

BY-LAW NO. 140-2025

A BY-LAW TO ENACT A COMPREHENSIVE ZONING BY-LAW FOR THE CORPORATION OF THE COUNTY OF PRINCE EDWARD AND TO REPEAL BY-LAW NUMBER 1816-2006

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 on October 23, 2006, the Council of the Corporation of the County of Prince Edward enacted By-Law No. 1816-2006 to adopt the current version of the County of Prince Edward's Comprehensive Zoning By-Law, as amended;

AND WHEREAS the Council of the Corporation of the County of Prince Edward has provided adequate information to the public, held a statutory open house on September 17, 2024 and held a statutory public meeting on April 2, 2025 in accordance with the Planning Act;

AND WHEREAS the Council for the Corporation of the County of Prince Edward considers it desirable to enact a Comprehensive Zoning By-Law in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to regulate the use of land, location, use and size of buildings and structures within the boundaries of the County of Prince Edward;

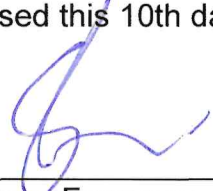
AND WHEREAS this by-law is in conformity with the County of Prince Edward Official Plan approved by the Minister under the Planning Act, R.S.O. 1990, c.P.13, as amended, on July 7, 2021;

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

1. **THAT** the County of Prince Edward Comprehensive Zoning By-Law 2025, consisting of the attached text and schedules, is hereby adopted.
2. **THAT** Zoning By-law 1816-2006, as amended, and all previous Comprehensive Zoning By-Laws passed under Section 34 of the Planning Act or any predecessor thereof, are hereby repealed in their entirety.
3. **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.
4. **THAT** the Mayor and Clerk are hereby authorized and directed to proceed with the giving notice of passing of this by-law in accordance with the Planning Act, R.S.O. 1990, c.P.13, as amended.

Read a first, second and third time and finally passed this 10th day of November, 2025.


Victoria Leskie, **CLERK**


Steve Ferguson, **MAYOR**



The County of Prince Edward Comprehensive Zoning By-law No. 140-2025 came into effect on November 10, 2025.

The following Table lists all of the County of Prince Edward Comprehensive Zoning By-law Office Consolidations prepared to incorporate all amendments approved following November 10, 2025. While every effort has been made to incorporate all approved amendments, the County of Prince Edward does not warrant or guarantee that there are no errors or omissions in this Office Consolidation.

This Office Consolidation has been prepared for the purpose of convenience only. For accurate reference, the original Comprehensive Zoning By-law and amendments thereto should be consulted.

Office Consolidation Date
Reserved for future Use

The following table lists all approved amending By-laws to the County of Prince Edward Comprehensive Zoning By-law following November 10, 2025.

By-law No. / Adoption Date	Property Location	Text Section	Schedule Change	Purpose
Reserved for future Use				

Zoning By-law User Guide

This User Guide is provided for information purposes to assist readers in navigating the County of Prince Edward Comprehensive Zoning By-law. It provides direction on how to apply provisions to a specific property. The User Guide does not form part of the operable Comprehensive Zoning By-law.

Structure of the Zoning By-law

The County of Prince Edward Comprehensive Zoning By-law is divided into a series of Sections.

Section		
1.0	Administration and Interpretation	This section includes the Zoning By-law's title page and outlines how the Zoning By-law is administered and enforced by the County of Prince Edward. It also directs how the Zoning By-law provisions, and the Zoning Schedules should be read and interpreted.
2.0	Definitions	This section contains definitions for key terms used in the Zoning By-law which includes permitted uses. Some definitions contain illustrations to help clarify their meaning, application and interpretation.
3.0	General Provisions	This section contains provisions that may apply to properties in all Zones, depending on the proposed development. For example, this includes accessory buildings and structures.
4.0	Parking and Loading Provisions	This section contains provisions for off-street parking requirements for motor vehicles and includes barrier-free parking, bicycles, and loading areas.
5.0 to 14.0	Zones	These sections establish the Zones in the County. Each Zone section outlines permitted uses, Zone Standards (i.e., standards for lots and buildings), additional provisions which may apply only to certain uses, and Exception Zones which establish provisions for specific properties.
15.0	Schedules	This section introduces the A-Series Schedules, which form part of the Zoning By-law, and establishes Zones boundaries in the County.

Section

16.0

Enactment

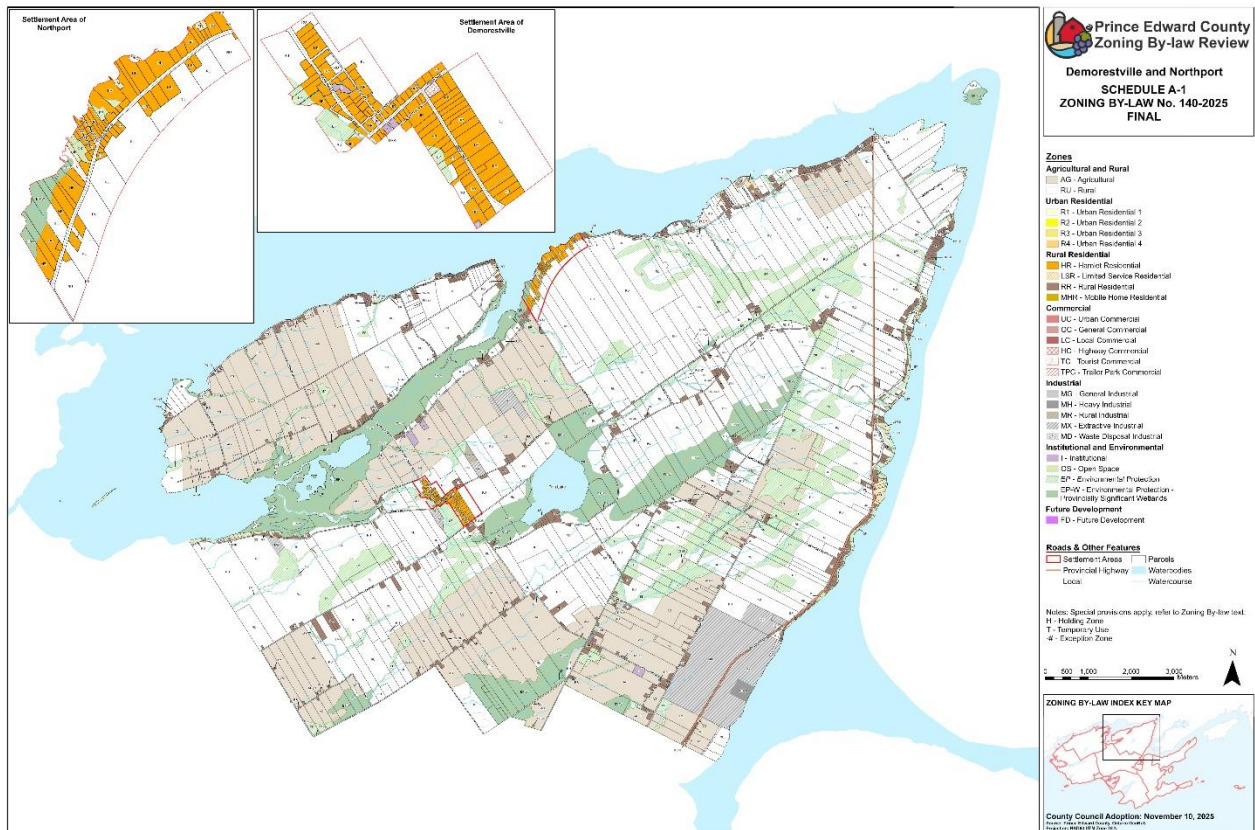
This section contains the signing page and date of passing of this Zoning By-law.

How to Determine a Property's Zoning and Identify Applicable Regulations

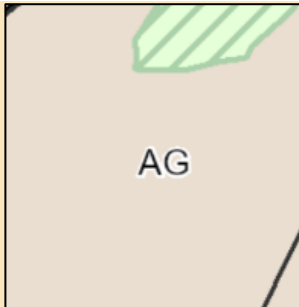
To determine the zoning and regulations that apply to a specific property, such as the permitted uses or Lot and Building requirements, follow these steps:

Step 1: Identify the Property's Zoning on the Key Map

To determine the zoning for a property, you should first identify the subject property on the County of Prince Edward Key Zoning Map. The Key Zoning Map is available as a series of A-Series Schedules (i.e., A-1, A-2, etc.) to the Comprehensive Zoning By-law, which divides the County geographically into nine (9) areas. The A-Series Schedules are also available for review through the County's Public GIS Viewer (<https://www.thecounty.ca/residents/services/gis-mapping/>) – an online and interactive mapping website prepared using ArcGIS.

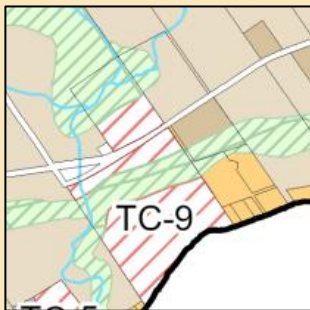


Zones and their boundaries are shown as various colours on the Zoning Map and identified in the Zoning Map legend. The Zones are also labelled with symbols, to further assist in identifying the Zone which applies to a property. The following summarizes the meaning of different types of Zone symbols:



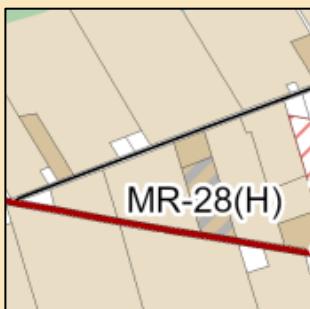
This is a parent Zone. The acronyms for each parent Zone are explained in the Zoning Map legend. For example, “AG” means the Agriculture Zone. Many properties in the County are identified only with a parent Zone.

Each parent Zone has its own section in this Zoning By-law (**Sections 5.0 to 14.0**) which details permitted uses, Lot and Building requirements, and additional provisions that apply to all properties within that Zone.



If a dash and a number follow the Zone symbol (e.g., “TC-9”), then the property is subject to a site-specific Exception Zone. The provisions for each individual Exception Zone are found in the Zoning By-law document under a subsection within the parent Zone section (e.g., Section 9.0 Commercial Zones, Subsection 9.5.5 Tourist Commercial Exception Zones).

An Exception Zone contains provisions that override, or are in addition to, the base Zone provisions. For example, a property with the Exception Zone TC-9 will be subject to the provisions of the Tourist Commercial (TC) Zone, and site-specific exception provisions within the TC-9 Exception Zone.



If an “(H)” symbol follows the Zone symbol and site-specific Exception Zone (e.g., “MR-28(H)”), then the property is subject to a Holding Zone. Where a Holding Zone applies, no development can occur and only legally existing Uses are permitted on the property, until such time that the holding is lifted by a By-law of Council, in accordance with the specific holding provisions for that property.

The specific holding provisions are found under the Exception Zone (e.g., for the MR-28 Zone, they are found under Section 10.0 Industrial Zones, Subsection 10.5.3 Rural Industrial (MR) Exception Zones).

Step 2: Identify Permitted Uses

Once the applicable Zone symbol for the subject property is identified, you should refer to the Section of the Zoning By-law document that corresponds with the applicable Zone symbol. For instance, if the subject property is zoned Residential Type 1 (R1), refer to **Section 7.0, Table 7-2** to identify the types of uses that are permitted on the property.

Use	Zones			
	R1	R2	R3	R4
Apartment Dwelling			•	
Back-to-Back Townhouse Dwelling			•	•
Converted Dwelling		•		
Group Home	•	•	•	•
Retirement Home			•	•
Semi-Detached Dwelling		•		•
Single-Detached Dwelling	•	•		•

Each of the **Zone** sections in the County (**Sections 6.0 to 12.0** in the Zoning By-law) contains a subsection entitled “Permitted Uses and Lot Requirements”, where lists of permitted uses and lot and building requirements (i.e., Zone standards) are provided. Note that if the subject property has a site-specific Exception Zone, as identified in Step 1, the Exception Zone may contain specific provisions regarding the types of uses which are permitted or prohibited on the property and/or specific lot and building requirements (i.e., Zone standards).

Each of the permitted uses and lot and building requirements (i.e., Zone Standards) have a corresponding definition, which can be found in **Section 2.0 Definitions** of the Zoning By-law.

Step 3: Identify Zone Standards

Next, you will need to understand the lot and building requirements that apply to a **proposed** development. Lot and building requirements are found under the subsections, “Lot Requirements,” and “Zone Standards” in each Zone (**Sections 6.0 to 12.0** in the Zoning By-law).

Requirement	Zone
	R1
Minimum Lot Area	
On Full Municipal Services	460 m ²
On Partial Municipal Services	930 m ²
On Private Services	4,047 m ²
Minimum Lot Frontage	
On Full Municipal Services	15 m
On Partial Municipal Services	30 m
On Private services	45 m
Maximum Lot Coverage	
On Full Municipal Services	35%, or 45% if the lot contains an additional dwelling unit
On Partial Municipal Services	25%
Private services	15%

Different types of permitted uses may have different requirements. Separate columns and subsections may be provided for different types of permitted uses (e.g., residential and non-residential uses).

Zone Standards may include minimum lot area, minimum lot frontage, yard setbacks, maximum building height, and other requirements.

If the subject property has a site-specific Exception Zone, as identified in Step 1, the Exception Zone provisions may include specific lot and building requirements for the property that differ from the Zone Standards described in the applicable “parent” Zone.

Step 4: Determine Applicable General Provisions

Section 3.0 General Provisions applies to all Zones, unless specifically stated otherwise. All general provisions in the Zoning By-law document should be reviewed to determine the provisions that apply to a particular proposed development or property.

3.0	General Provisions	55
3.1	Accessory Buildings, Structures, and Uses	55
3.2	Additional Dwelling Units	58
3.3	Agriculture-Related Uses and On-Farm Diversified Uses	61

For example, the General Provisions contain specific requirements for accessory uses, buildings, and structures (e.g., detached garages, sheds). Other General Provisions include detailed requirements related to parking and loading facilities, as well as permitted projections into required yards (such as porches, steps, bay windows, etc.).

The General Provisions also contain requirements for broadly permitted uses and structures like shipping containers and home occupations. Some General Provisions are only applicable in certain situations, such as properties located within, or in close proximity to natural hazard constraints such as the regulatory floodplain, Provincially Significant Wetlands, and escarpments.

Step 5: Identify Other Federal or Provincial Regulations and Requirements

Depending on a proposed development or location of a property, other permits may be required from Federal or Provincial regulatory authorities, such as the Quinte Conservation and Parks Canada. The Zoning By-law is not intended to replace or incorporate the regulations or approval processes of other regulatory approval authorities. Additionally, other approvals from the County, such as a Building Permit from the Chief Building Official, may be required.

Property owners should always consult with Prince Edward County Planning staff to determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance application or a Zoning By-law Amendment application may be required.

- 1.0 Administration and Interpretation 1**
 - 1.1 Title 1
 - 1.2 Declaration..... 1
 - 1.3 Application 2
 - 1.4 Compliance with this By-law..... 2
 - 1.5 Interpretation 2
 - 1.6 Interpretation of Zone Boundaries..... 3
 - 1.7 By-law Enforcement and Validity 4
 - 1.8 Transition..... 5
 - 1.9 Technical Revisions 6
- 2.0 Definitions..... 7**
- 3.0 General Provisions 54**
 - 3.1 Accessory Buildings, Structures, and Uses 54
 - 3.2 Additional Dwelling Units 57
 - 3.3 Agriculture-Related Uses and On-Farm Diversified Uses..... 60
 - 3.4 Bed and Breakfast Establishments 64
 - 3.5 Canadian Forces Base (CFB) Trenton..... 65
 - 3.6 Cannabis Production and Processing Facilities 65
 - 3.7 Community Gardens..... 66
 - 3.8 Established Building Line..... 67
 - 3.9 Existing Undersized Lots..... 67
 - 3.10 Frontage Requirements 68
 - 3.11 Group Homes 68
 - 3.12 Height Exceptions 69
 - 3.13 Home Businesses 69
 - 3.14 Home Industries 71
 - 3.15 Landscaped Area..... 72
 - 3.16 Landscape Planting Strips..... 72
 - 3.17 Minimum Separation Distance – MDS I and II 73
 - 3.18 Multiple Uses on One Lot 74

Table of Contents

3.19	Multiple Zones on One Lot	74
3.20	Non-Complying Buildings, Structures, and Lots	74
3.21	Non-Conforming Uses.....	75
3.22	Outdoor Storage	76
3.23	Permitted Yard, Setback, and Height Encroachments	77
3.24	Pits and Quarries.....	79
3.25	Public Uses and Utilities.....	79
3.26	Recreational Vehicles	80
3.27	Shipping Containers	81
3.28	Sight Triangles.....	82
3.29	Source Water Protection	82
3.30	Special Events.....	83
3.31	Special Setback Provisions	85
3.32	Special Residential Setback Provisions from Non-Residential Uses.....	87
3.33	Temporary Uses.....	88
3.34	Trailer or Mobile Home Parks	88
3.35	Truck or Buses	88
3.36	Outdoor Furnaces.....	89
3.37	Waste Storage.....	89
3.38	Wind Turbines	89
3.39	Winery.....	89
4.0	Parking and Loading Provisions.....	91
4.1	Parking Provisions	91
4.2	Visitor Parking Space Requirements	99
4.3	Barrier-Free Parking Requirements	99
4.4	Bicycle Parking Requirements	101
4.5	Electric Vehicle Parking Requirements.....	102
4.6	Loading Space Requirements.....	103
5.0	Zones and Zoning Maps.....	105
5.1	Establishment of Zones, Symbols, and Section Numbers	105

Table of Contents

5.2	Zoning Schedules	108
5.3	Application	108
6.0	Agricultural and Rural Zones.....	109
6.1	List of Rural Zones	109
6.2	Permitted Uses and Lot Requirements	109
6.3	Zone Standards.....	111
6.4	Additional Provisions	111
6.5	Rural Exception Zones	111
7.0	Urban Residential Zones.....	160
7.1	List of Urban Residential Zones	160
7.2	Permitted Uses and Lot Requirements	160
7.3	Zone Standards.....	163
7.4	Additional Provisions	167
7.5	Urban Residential Exception Zones	167
8.0	Rural Residential Zones	235
8.1	List of Rural Residential Zones.....	235
8.2	Permitted Uses and Lot Requirements.....	235
8.3	Zone Standards.....	237
8.4	Additional Provisions	238
8.5	Rural Residential Exception Zones	238
9.0	Commercial Zones	275
9.1	List of Commercial Zones	275
9.2	Permitted Uses and Lot Requirements	275
9.3	Zone Standards.....	278
9.4	Additional Zone Provisions	279
9.5	Commercial Exception Zones	280
10.0	Industrial Zones.....	341
10.1	List of Industrial Zones	341
10.2	Permitted Uses and Lot Requirements.....	341
10.3	Zone Standards.....	344

10.4 Additional Provisions 344

10.5 Industrial Exception Zones 346

11.0 Institutional and Environmental Zones 367

11.1 List of Other Zones 367

11.2 Permitted Uses and Lot Requirements 367

11.3 Zone Standards 369

11.4 Additional Zone Provisions 370

11.5 Other Zone Exceptions 370

12.0 Future Development (FD) Zone 385

12.1 Permitted Uses and Lot Requirements 385

12.2 Zone Standards 385

12.3 Additional Zone Provisions 386

12.4 Future Development (FD) Exception Zones 386

13.0 Schedules 388

14.0 Enactment 389

1.0 Administration and Interpretation

1.1 Title

This By-law may be cited as the "County of Prince Edward Comprehensive Zoning By-law".

1.2 Declaration

The **Zone Schedules, A-1 through A-9** inclusive contained herein, as set out in **Table 1-1**, are declared to form part of this By-law.

Table 1-1: Zone Schedules

Schedule No.	Title
A-1	Demorestville and Northport
A-2	Rossmore and Mountain View
A-3	Consecon and Carrying Place
A-4	Bloomfield
A-5	Wellington
A-6.1	Picton Urban Centre – North
A-6.2	Picton Urban Centre – South
A-7	Adolphus Reach
A-8	Long Point
A-9	Cherry Valley

The **IPZ Schedules, B-1 through B-4**, inclusive contained herein, as set out in **Table 1-2** are also declared to form part of this By-law.

Table 1-2: B-Series: Intake Protection Zone (IPZ) Schedules

Schedule No.	Title
B-1	Ameliasburgh
B-2	Rossmore
B-3	Picton
B-4	Wellington

1.3 Application

This By-law shall apply to and be enforceable with respect to all lands zoned on **Schedules A-1 to A-9 and Schedules B-1 to B-4**, which include lands within the municipal boundaries of the County.

1.4 Compliance with this By-law

- a. No land, building or structure shall be used or occupied, and no building or structure shall be erected or altered, in whole or in part, for any purpose except in compliance with the provisions of this By-law. No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or have been conveyed to or acquired by any Public Authority, through expropriation, road widening or other conveyance, unless in compliance with **Section 1.7 By-law Enforcement and Validity** of this By-law.
- b. This By-law shall not be effective to remove or mitigate any restrictions lawfully imposed by a Federal or Provincial Government Authority having jurisdiction to impose such restrictions.
- c. In the event of a conflict between the provisions of this By-law and any other By-law, regulation, or law, the more restrictive requirements apply.

1.5 Interpretation

1.5.1 Certain Words

- a. Unless otherwise defined by this By-law, the words and phrases used in this By-law shall have their normal and ordinary meaning.
- b. The word 'shall' and 'must' are mandatory.
- c. The word 'use' when used as a verb, 'to use' or 'used' shall have corresponding meanings.
- d. The word 'used' includes 'arranged and/or designed'.
- e. The word 'alter' includes alteration.
- f. Words used in the singular include the plural and words used in the plural include the singular.
- g. Words used in the present tense include the future tense and words used in the future tense include the present tense.

- h. Where reference is made in this By-law to a Ministry or other body, it shall be interpreted that it is the Ministry or body as it is known at the time of reading, that is being referenced.
- i. Where reference is made in this By-law to the jurisdiction of a public agency, and where the name or responsibilities of such public agency are changed hereafter, the said reference shall be deemed to include any and all successors to such public agency having jurisdiction over the matters to which the said reference applies.

1.5.2 Abbreviations

- a. The following abbreviations and terms, where used in this By-law, shall have the same meaning as if the word were printed in full:
 - (i) 'm' means metres;
 - (ii) 'ha' means hectares;
 - (iii) 'm²', 'M²', and 'sq.m.' mean square metres;
 - (iv) 'min.' means minimum;
 - (v) 'max.' means maximum; and,
 - (vi) 'GFA' means gross floor area.

1.5.3 Illustrations, Maps, Notations, and Other Convenience Features

- a. Illustrations included in this By-law are for convenience purposes only and do not form part of this By-law. Notwithstanding this provision, illustrations, diagrams, tables, and maps that are explicitly identified with a Figure or Table number in this By-law shall form an operative part of this By-law.
- b. This By-law contains margin notations for the purposes of providing convenience and explanation to the reader. Margin notations are shown in grey boxes with black text to the right of the operative parts of this By-law. The margin notations do not form an operative part of this By-law.
- c. Character styles are provided for convenience purposes only. The usage or omissions of the following shall not be considered to change the intent or meaning of the By-law or any part thereof:
 - (i) The titles of Federal or Provincial legislation are underlined.

1.6 Interpretation of Zone Boundaries

The extent and boundary of every Zone, as delineated on the Schedules attached hereto and forming part of this By-law, shall be determined in accordance with the following:

- a. Except as otherwise provided in this section, the extent and boundary of all Zones shall be construed to be lot lines, boundaries of registered plans including M-Plans and R-Plans, centre lines of streets, road allowances and former railway lines;
- b. Where a Zone boundary on any Schedule attached hereto passes through land, the location of such boundary shall be determined in accordance with the scale on the applicable Schedule;
- c. Where a Zone boundary is indicated as following a shoreline of a waterbody or watercourse, Zone boundary shall follow the high-water mark as determined in accordance with standard surveying practices; and
- d. Where a Zone boundary is indicated as following a natural feature, such as an escarpment, wetland or watercourse, the Zone boundary shall be determined by the County, in consultation with Quinte Conservation, based on criteria relevant to the protection of the natural feature and, where available, the limits of the natural hazard (regulatory flood plain, erosion hazard, dynamic beach hazard).
- e. In the event that a dedicated street or road, as delineated on any of the Schedules attached to and forming part of this By-law hereof, is closed, the property formerly within such street or road shall be included within the Zone of the adjoining property on either side of such closed street or road. Where a closed street or road is the boundary between two (2) or more different Zones, the new Zone boundary shall be the former centre line of the closed street or road.

1.7 By-law Enforcement and Validity

1.7.1 Issuance of Permits

Where land, a building, or a structure is proposed to be erected or used in violation of this By-law, no permit or licence required under any By-law of the County for the use of such land, or erection of a building or structure, shall be issued.

1.7.2 Inspection of Land or Buildings

- a. Where a By-law Enforcement Officer believes on reasonable grounds that any provision of this By-law is being contravened, the By-law Enforcement Officer may, at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which they believe the contravention is occurring, subject to provision b. below.
- b. Except under the authority of a search warrant, the By-law Enforcement Officer shall not enter any room or place used as a dwelling, without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may

be refused, then informed the property owner, and entry made only under the authority of a search warrant.

- c. No person shall obstruct, or attempt to obstruct, a By-law Enforcement Officer in the exercise of a power under this Section.

1.7.3 Violation and Penalties

- a. Every person who contravenes any provision of this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and upon conviction is liable to the penalties prescribed in Section 67 of the Planning Act, as amended.
- b. Where a conviction has been entered, in addition to any other remedy or penalty provided by law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

1.7.4 Change of Use

The use of any existing lot, building or structure which is not permitted in the Zone in which it is located shall not be changed except to a use which is listed as a permitted use in such Zone. Expanding a legal non-conforming use shall require the authorization of the Committee of Adjustment, and the introduction of a new use shall require the authorization of County Council.

1.7.5 Validity

If any provision or requirement of this By-law or its application to any person shall to any extent be held to be invalid or unenforceable, the remainder of this By-law or the application of such provision or requirement to all persons other than those to which it is held to be invalid or unenforceable, shall not be affected thereby, as it is the intention of the County that each provision and requirement of this By-law shall be separately valid, and enforceable to the fullest extent permitted by law.

1.8 Transition

1.8.1 Building Permits

- a. Nothing in this By-law shall prevent the erection of a building or structure in accordance with a building permit application submitted prior to the date of passing of this By-law, provided the building permit is in accordance with all prior Zoning By-laws that affected the lot before this By-law came into effect.
- b. This By-law is deemed to be modified to the extent necessary to permit a building or structure that is erected in accordance with provision a. of this subsection.

- c. The building or structure, when erected, is used and continues to be used for the purposes for which the building permit was issued;
- d. The erection of such building or structure is commenced within six (6) months after the date of the passing of this By-law; and
- e. Such building is substantially completed within one (1) year after the erection thereof is commenced.

1.8.2 Planning Applications in Process

- a. Nothing in this By-law shall prevent the erection of a building or structure in accordance with any minor variance, site plan, or consent that has been submitted for review and deemed complete by the Municipality, and/or once approved or conditionally approved by the relevant approval authority before the passing of this By-law, provided the minor variance, site plan, or consent complies with all prior Zoning By-laws that affected the lot before this By-law came into effect.
- b. This By-law is deemed to be modified to the extent necessary to permit a building or structure that is erected in accordance with provision a. of this subsection.

1.8.3 Automatic Lapse of Transition Provisions

- a. **Subsection 1.8 Transition** shall lapse and is deemed to be deleted one (1) year after the date of passing of this By-law. For clarity, this provision shall not require an amendment to this By-law to take effect.

1.9 Technical Revisions

Provided the purpose, effect, intent, and meaning of this By-law are in no way altered or affected, the following technical revisions to this By-law are permitted without a Zoning By-law Amendment:

- a. Additions to, and revisions of, technical information on the schedules, including but not limited to: topographic information, road labels, notes, legends, colours, shading and title blocks;
- b. Corrections to punctuation, grammar, typographic, spelling or mathematical calculation errors;
- c. Renumbering of, or changes to, titles of sections and/or subsections;
- d. Changes to illustrations and diagrams which do not form an operative part of the By-law; and
- e. To give effect to the lapse of transitional provisions in accordance with **Subsection 1.8.3 Automatic Lapse of Transition Provisions** of this By-law.

2.0 Definitions

For the purpose of this By-law, the definitions and interpretations given in this Section shall apply.

A

2.1 **Abattoir**

Means a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses, and may include the packing, treating, storing and sale of the product on site.

2.2 **Accessory Building or Structure**

Means a detached building or structure which is naturally and normally incidental to, subordinate to or exclusively devoted to a principal use or building and located on the same lot therewith, and includes a detached private garage, detached carport storage shed, work shop, and boat house. For the purposes of this By-law, an accessory building or structure shall not be used for human habitation unless a permit is issued by the Chief Building Official.

2.3 **Accessory**

Means incidental, subordinate, and devoted exclusively to contributing to or aiding a principal use, building or structure, as applicable within the context in which the term accessory is used.

2.4 **Addition**

Means, in reference to a building or structure, an expansion of the building or structure.

2.5 **Additional Dwelling Unit**

Means a self-contained dwelling unit with kitchen and bathroom facilities that are intended for the exclusive use of the unit only, which is secondary to a principal dwelling unit, and which is contained within a permitted single-detached dwelling, semi-detached dwelling, or townhouse dwelling, or which is contained in a building or structure that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, or townhouse dwelling as per the Ontario Building Code, as amended, and which is accessed through a private entrance outside the principal dwelling unit or through a common hallway or stairway within the principal dwelling unit.

2.6 Aerodrome

Means any area of land, water (including a frozen water surface), or other supporting surface used or designed, prepared, equipped, or set apart for use, either in whole or in part, for the arrival or departure, movement, or servicing of aircraft and includes any buildings, installations and equipment in connection therewith.

2.7 Aggregate Processing Plant

Means a plant and/or equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a concrete batching plant or an asphalt plant.

2.8 Agricultural Event Venue

Means a premises used as a recurring private place of assembly for hosting weddings and similar type events, and which may occur within a building or structure used as part of a principal agricultural use. An agricultural event venue is considered an on-farm diversified use, and may be subject to a permit issued by the Chief Building Official.

2.9 Agricultural Processing Facility

Means a building or part of a building used for the processing of agricultural produce and may include facilities for wholesale distribution, changes to existing buildings, or an accessory retail commercial outlet for the sale of such agricultural produce to the general public, such as, but not limited to a cheese factory, a seed drying operation, silos or elevators for the receiving, processing and storage of grains and seeds. An agricultural processing facility may be subject to a permit issued by the Chief Building Official.

2.10 Agricultural Use

Means the growing of crops, including nursery and horticultural crops, orchard products, farm greenhouses, vineyards, raising of livestock, raising of other animals for food, fur or fibre, including poultry and fish, nurseries, apiaries, mushrooms, aquaculture, horticulture, silviculture, equestrian facilities, and agri-forestry. Agricultural uses may include associated on-farm buildings and structures, including but not limited to livestock facilities, manure storage, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Agricultural uses shall include any use that is deemed to be consistent with normal farming practices.

2.11 Agriculture-related Use

Means farm-related commercial and farm-related industrial uses that are directly related to the farm operations on the lot or in the area, support agriculture, benefit from being in

close proximity to farm operations, and provide direct products and/or services to farm operations as a principal activity.

2.12 Agri-tourism Use

Means an on-farm diversified use that is comprised of a farm-related tourism use or uses, including limited accommodation that promote the enjoyment, education or activities related to the farm operation and generate supplemental income for the owner. For the purposes of this definition, limited accommodation includes restricted overnight parking of trailers and recreational vehicles. Agri-tourism uses may include, but are not limited to: tasting room, café, venue space, farm tour, bed and breakfast establishment, and petting zoo, and may be subject to a Building Permit.

2.13 Air Treatment

Means the functional use of a multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility, as sized accordingly in comparison to the facility that it serves and is designed, operated and maintained by a qualified person.

2.14 Alter

Means:

- a) When used in reference to a building, structure or part thereof, to change any one or more of the internal or external dimensions, to change the use, to change the number of uses or dwelling units, or to change the elevation of an exterior opening.
- b) When used in reference to a lot, to change any frontage, depth, or area of the lot or to change the frontage, depth, or area of any required yard, setback, lot coverage, landscaped open space or parking area, or to change the use or number of uses on such lot.

2.15 Amenity Area

Means an indoor and/or outdoor recreational area provided for the communal use of the residents.

2.16 Ancillary

Means a use that is additional, secondary, and complementary to a principal use, but is not accessory to the principal use.

2.17 Animal Care Establishment

An establishment for caring, boarding, grooming, and indoor training of household pets, which may include an animal day care facility, but does not include an animal clinic, animal shelter, or kennel.

2.18 Animal Clinic

Means premises where animals are given on-site medical or surgical treatment and may include overnight or long-term medical treatment, but shall not include a kennel. Accessory office uses, laboratory and/or mobile veterinary services are also permitted.

2.19 Animal Shelter

Means a facility used for the care of lost, abandoned or neglected animals and operated by a public authority or not-for-profit organization.

2.20 Antique Shop

Means a building, or part of a building where antiques and arts and crafts are offered or kept for sale at retail and may include refinishing and repair, but does not include any use or establishment otherwise defined or classified in this By-law.

2.21 Apiary

Means a building or structure or part thereof, used for the purposes of keeping bees and beehives.

2.22 Area of Operation

Means, in relation to an on-farm diversified use, all associated buildings, structures, landscaped area, berms, well and septic systems, parking areas and dedicated laneways, storm ponds, and shall exclude existing laneways and parking areas shared with the principal agricultural use on the same lot.

2.23 Art Gallery

Means premises used for the preservation, production, exhibition, and/or sale of sculptures, paintings, photographs, or other art.

2.24 Artisan Studio

Means the production, display, exhibition, or sale of handmade material arts, and may include photographs, paintings, drawings, prints, sculptures, flowers, or similar artisan goods.

2.25 Asphalt Plant

Means a use of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises, the storage and maintenance of equipment, and facilities for the administration or management of the business

2.26 Assembly Hall

Means a building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.

2.27 Attached

Means a building or structure otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

2.28 Attic

Means the portion of a building situated wholly, or in part, within the roof and unhabitable and not intended to be occupied.

2.29 Auditorium

Means a building, or part of a building, in which facilities are provided for athletic, civic, educational, political, religious or social purposes and shall include an arena, gymnasium, or other similar facility or use.

B**2.30 Bar**

Means a building or portion of the building or premises other than a restaurant, where liquor, spirits and food are stored, sold and consumed and which is licensed by the Alcohol and Gaming Commission of Ontario under the Liquor Licence and Control Act, 2019, as amended.

2.31 Backyard Hen

Means a domesticated biological female chicken that is a minimum of four (4) months old in accordance with By-law 108-2023, as amended, or any successor thereof.

2.32 Basement

Means that portion of a building which is partly below grade, but which has at least one-half of its height from finished floor to finished ceiling above the adjacent finished grade.

2.33 Basement, Walkout

Means that portion of a building which is partly underground, but which has more than 50% of the finished floor area of the building greater than 1.8 m below the adjacent finished grade level and which has a door, at or above the adjacent finished grade, for entrance and exit directly to the outside.

2.34 Bed and Breakfast Establishment

Means a single-detached dwelling in which the owner and operator who occupies the dwelling provides up to a maximum of four (4) guest rooms for the temporary accommodation of the travelling public. Bed and breakfast establishments may offer light meals to the residing guests.

2.35 Boarding or Rooming House

Means a dwelling in which the proprietor or principal occupant resides and supplies furnished or unfurnished rooms for monetary gain or profit. A boarding house is distinguished from a rooming house by the serving of regular meals. For the purposes of this By-law, a boarding or rooming house shall not include a motel, motor hotel, hotel, group home, bed and breakfast establishment, hospital or any other similar commercial or institutional use defined or classified herein.

2.36 Boat House

Means a detached accessory building or structure which is designed or used for the sheltering of a boat, watercraft, or other form of water transportation located on a lot with access and frontage on a waterbody and must include an opening of an appropriate size to accommodate a boat and have a means of accessing the water, either by direct water access or by mechanical means. A boathouse shall not include living quarters for human habitation.

2.37 Building

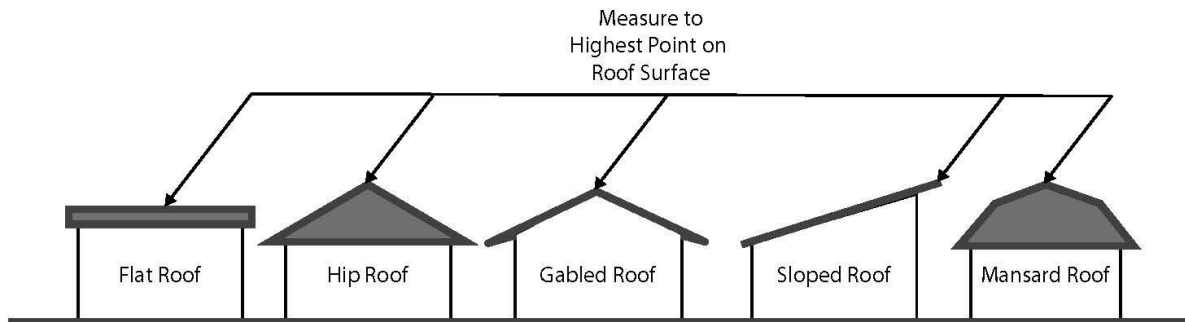
Means any structure whether temporary or permanent, consisting of at least three walls and a roof, used or erected for the shelter, accommodation or enclosure of persons, animals, materials or equipment.

2.38 Building Height

Means the vertical distance between the average finished grade at the front of a building and the highest point of the roof surface, exclusive of any roof construction used only as

an ornamental feature, or for the mechanical operation of the building, such as penthouse, chimney, tower or steeple.

Illustration of building heights:



When used in reference to a wind turbine, means the vertical distance measured between the lowest grade elevation at the base of the tower and the highest point of the tower, exclusive of blade length.

2.39 Building, Principal

Means a building designed and used for the principal use on the lot.

2.40 Building Line

Means a line within a lot drawn parallel to a lot line, establishing the minimum distance between the lot line and the nearest point of any building or structure which may be erected.

2.41 Building Line, Established

Means, on any street or private right-of-way, the average setback from the street line of the existing principal buildings on the nearest three lots which have been built upon, on the same side of the street.

2.42 Building Supply Outlet

Means the use of any land, building or structure or part thereof, in which building or construction or home improvement materials are offered or kept for sale at retail or wholesale and may include outdoor storage and the fabrication and/or finishing of certain items related to home improvements, and contracting the construction or installation of the items, but does not include any use or activity otherwise defined or classified herein.

2.43 Bunk House Dwelling

Means a building or structure used for the temporary housing of employees of an agricultural use or tourist commercial use which is intended not to be used as a

permanent residence nor year-round. A bunk house dwelling includes a kitchen, bathroom, and sleeping facilities, and may include a modular or prefabricated home.

2.44 By-law Enforcement

Means an official or an employee of the County By-law Department charged by the County with the duty of administering and enforcing the provisions of all municipal By-laws of the County.

C

2.45 Camp, Recreational

Means any land, building or structure used for the purposes of providing sleeping accommodation, eating facilities and recreational uses, which is operated on a seasonal basis and is operated by a non-profit organization for its members, or as a public service and not as a commercial operation.

2.46 Camping Lot

Means a part of a trailer camp providing that is to be occupied on a temporary basis only by accommodation for travel trailers, truck campers, mobile camper trailers, tent trailers, motor homes or tents, but does not include a residential mobile home park.

2.47 Cannabis

Means cannabis as defined in subsection 2(1) of the Cannabis Act, S.C. 2018, c. 16, as amended.

2.48 Cannabis Production and Processing Facility

Means any building or structure used for growing, producing, processing, testing, destroying, storing, packaging and/or shipping of cannabis, authorized by an issued licence or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medication Purposes Regulations, SOR/2016-230, to the Controlled Drugs and Substances Act, and any successor thereto. Cannabis Production and Processing Facility does not include the growth, production or processing of four (4) or fewer cannabis plants on a lot for personal use and does not include the retailing of cannabis or cannabis products under a retail operator licence issued under the Cannabis Licence Act, S.O. 2018, as amended.

2.49 Carport

Means a roofed structure intended for the storage of a motor vehicle built in conjunction with and attached to a dwelling. No more than two (2) sides may consist of a solid or enclosed wall, nor shall there be any type of door where the automobile enters. A carport

shall only be attached to the dwelling on one side, and for the purposes of clarity, a breezeway, porte cochère or similar architectural feature of a building shall not be considered a carport. Where a roofed enclosure used for the storage or parking of motor vehicles has more than 60% of the total perimeter enclosed by walls, doors or windows, the enclosure shall be considered a garage.

2.50 Cartage or Transport Depot

Means a building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a bonded or sufferance warehouse.

2.51 Catastrophe

Means an unanticipated, disastrous loss, of part or all, of a building or structure.

2.52 Cemetery

Means shall mean land that has been established as a cemetery under the Funeral, Burial and Cremation Services Act, as amended, or under a predecessor of that Act for the interment of human and/or animal remains, or for the scattering of cremated human and/or animal remains, or for both.

2.53 Chief Building Official

Means the officer employed by the County of Prince Edward charged with the duty of enforcing the provisions of the Ontario Building Code, as amended, and regulations passed thereunder and the County's Building By-law, as amended.

2.54 Cidery

(See definition for Cidery, Distillery, or Micro-Brewery).

2.55 Cidery, Distillery, or Micro-Brewery

Means a building or collection of buildings and/or structures or part thereof, that is used for the self-contained manufacturing of beers, spirits, ciders, and wines from grains, hops, crops, and fruit, and is authorized by a licence issued by the Alcohol and Gaming Commission of Ontario and may be subject to a permit issued by the Chief Building Official. This use may include accessory uses such as: office for administration purposes, tasting room or area, special events and tours, outdoor patio, an on-site restaurant and dining facility, and other commercial amenities and retail sales of the products produced on site.

2.56 Club, Commercial

Means a building or part of a building used for the purposes of an athletic, recreational or social club operated for gain or profit.

2.57 Club, Private

Means a building or part of a building used for the purposes of a club, society or association organized and operated on a non-profit basis exclusively for social welfare, civic improvement, pleasure or recreation or for other similar purposes.

2.58 Commercial Storage

Means land and or buildings used, rented or leased to businesses for the storage of commercial goods, including equipment, commercial vehicles, and materials for road maintenance, construction, building, or landscaping.

2.59 Community Centre

Means any tract of land, or building or buildings or any part of any building used for community activities, including public recreation, assembly, cultural space, or similar institutional purposes and is under ownership of the County, a local board, an agent thereof, or other public authority, registered non-profit or not-for-profit housing organization.

2.60 Community Garden

Means a communal premises open to community members and operated and maintained by a public authority, residents association, or a similar organization, for the small-scale cultivation of plants including vegetables, fruits, grains, flowers, or herbs for personal use, consumption, or donation, and not for commercial purposes, and shall exclude the cultivation or production of cannabis.

2.61 Concession Facility

Means a building, structure, or part thereof where food and/or refreshments are sold in conjunction with another use, either operated publicly or privately subject to a legal operating agreement with the County or other relevant landowner.

2.62 Concrete Batching Plant

Means a premises where concrete or concrete products used in building or construction is produced, and includes facilities or buildings for the following:

- a) Administration or management of the business;
- b) Stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or

- c) Storage and maintenance of required equipment but does not include the retail sale of finished concrete or asphalt products.

2.63 Conservation Use

Means land solely used for the preservation, protection, enhancement, and/or restoration of the natural environment, and may include a conservation area, passive recreation, and buildings/structures related to protection against flood and erosion.

2.64 Construct

Means the erection, installation, extension or material alteration or repair of a building or structure and includes the installation of a building unit fabricated or moved from elsewhere.

2.65 Contractor's Yard

Means a yard, building and office of a contractor where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other use or activity otherwise defined or classified herein.

2.66 Convenience Store

Means a retail store supplying groceries and other daily household conveniences for sale or rental to the immediate surrounding area.

2.67 Council

Means the Municipal Council of the County of Prince Edward.

2.68 Custom Workshop

Means a building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothing or articles including the sale of such products at retail, and, for the purpose of this By-law may include but shall not be limited to glass blowing, sewing, weaving, spinning, furniture making, upholstering or woodworking.

D**2.69 Daycare, Centre**

Means premises to provide for the temporary supervision or care of children or adults for a portion of a day not exceeding 24 hours and is licensed by the Province of Ontario, as may be required per the Day Nurseries Act, R.S.O. 1990, c. D.2, as amended.

2.70 Daycare, Home-Based

Means the temporary care for profit of five (5) children or less who are under ten (10) years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding 24 hours pursuant to the Child Care and Early Years Act, 2014, S.O. 2014, c.11, as amended.

2.71 Development

Shall mean the construction, erection or placing of one or more buildings or structures on land; or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability of such buildings or structures.

2.72 Distillery

(See definition for Cidery, Distillery, or Micro-Brewery).

2.73 Dock

Means a structure which is designed or used for the mooring of a boat, or other form of water transportation, which stretches along the side, or projects into a waterbody.

2.74 Driveway

Means a vehicular access which connects a parking space, or parking lot to a public street, and which provides ingress to and/or egress from a lot. This definition may include a shared driveway.

2.75 Dwelling, Converted

Means a building originally constructed as a single detached dwelling which has been subsequently altered or converted so as to provide additional dwelling units, in accordance with the provisions of this By-law, as amended, and any additional By-laws which may apply.

2.76 Dwelling, Mobile Home

Means a transportable, prefabricated dwelling unit designed to be used as a year-round occupancy and has been manufactured to comply with the Canadian Standards Association (CSA) Standard No. Z240, as amended or replaced, but does not include a modular home dwelling, a park model trailer, a motor home, a mobile camper trailer, a truck camper or any other dwelling defined in this By-law.

2.77 Dwelling, Modular Home

Means a single-detached dwelling used year-round that is constructed by assembling, on a permanent foundation, at least two (2) major pieces, each of which comprises at least one (1) room or living area and has been manufactured in a Canadian Standards

Association (CSA) A277 certified factory and are in compliance with CSA Z240. For the purposes of this By-law, a modular home dwelling shall be considered as a single-detached dwelling.

2.78 Dwelling

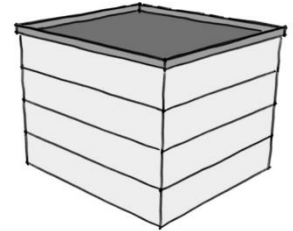
Means a building containing one (1) or more dwelling units for residential occupancy.

Dwelling, Principal

Means a dwelling, which is a principal place of residency.

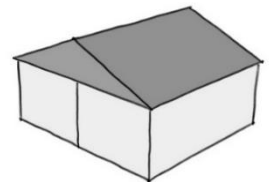
Dwelling, Apartment

Means a building or part thereof consisting of four (4) or more dwelling units, which may or may not share a common entrance from the street level wherein the occupants have the right to use common halls and/or stairs and/or elevators and yards.



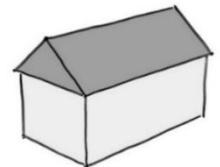
Dwelling, Semi-Detached

Means one (1) of a pair of attached dwelling units divided vertically, each of which has an independent entrance either directly from the outside or through a common vestibule.



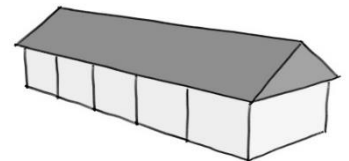
Dwelling, Single-Detached

Means a completely detached dwelling unit.



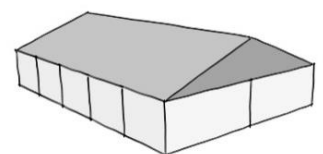
Dwelling, Townhouse

Means a group of at least three (3) attached separate dwelling units, each of which has an independent entrance from the outside to front and rear yards.



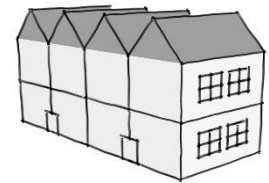
Dwelling, Townhouse – Back-to-Back

Means a townhouse dwelling that is configured in a manner that the attached dwelling units are separated by a common vertical wall above grade, including a common rear wall and where each dwelling unit has an independent external entrance from the outside that is accessed through the front or side of the dwelling unit. A back-to-back townhouse cannot be a stacked townhouse.



Dwelling, Townhouse – Stacked

Means a townhouse dwelling that is configured in a manner that a portion of the dwelling units are located entirely or partially above the other portion of the dwelling units, and where each dwelling unit has its own independent external access outside. A stacked townhouse is not required to provide access to a rear yard. A stacked townhouse cannot be a back-to-back townhouse.

**Dwelling, Triplex**

Means a dwelling that is divided into three (3) separate dwelling units each of which has an independent entrance either directly from the outside or through a common entrance.

2.79 Dwelling Unit

Means a building or a portion thereof, depending on the type of dwelling, occupied or capable of being occupied as the residence of one (1) or more persons, where kitchen and bathroom facilities are provided. Examples of dwelling units may include a single-detached dwelling, an apartment in an apartment dwelling, a unit in a townhouse dwelling, mobile home dwelling, and a dwelling accessory to a commercial or industrial use. For the purposes of this By-law, a dwelling unit does not include a tent, trailer, or a room or suite of rooms in a boarding or rooming house, a hotel, motel, motor home or bed and breakfast establishment.

2.80 Dynamic Beach Hazard

Means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance. There are thirteen (13) individual dynamic beach areas identified within the Bay of Quinte / Lake Ontario Shoreline Management Plan (June 2022) on the Lake Ontario (PEC) shoreline.

E**2.81 Eave**

Means a roof overhang, free of enclosing walls, without supporting columns.

2.82 Electric Vehicle

Means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries. An electric vehicle shall include a battery electric vehicle or a plug-in hybrid electric vehicle.

2.83 Electric Vehicle Supply Equipment

Means a complete assembly consisting of conductors, connectors, devices, apparatus, and fitting installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle.

2.84 Electricity Generation Facility

Means a facility for generating electricity or providing ancillary services, other than ancillary services provided by a transmitter or distributor through the operation of a transmission or distribution system, and includes any structures, equipment or other things used for that purpose, pursuant to the Electricity Act, as amended.

2.85 Emergency Medical Services (EMS) Station

Means a structure or other area set aside for storage of ambulance vehicles, medical equipment, personal protective equipment, and other medical supplies, and may contain an office for paramedics.

2.86 Equestrian Facility

Means the use of land, buildings or structures for the boarding of horses, training of horses and riders, and staging of equestrian events, but does not include the racing of horses. An equestrian facility shall be considered an agricultural use.

2.87 Equipment Sales and Rental

Means a building or part of a building or structure in which heavy machinery and equipment such as construction equipment or trailers are offered or kept for rent, lease or hire under agreement for gain or profit.

2.88 Erect

Means to do anything pertaining to the building, construction, reconstruction, installation, enlargement, structural alteration or repair of a building or structure, and shall include any preliminary physical operations such as excavating, grading, piling, cribbing, filling or draining, the relocation of a building or structure, the installation of a building unit fabricated or removed from elsewhere, and demolition or removal of a building or any part thereof, and further includes any work for which a building permit is required. "Erected" and "erection" shall have a corresponding meaning.

2.89 Erosion Hazard

Means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one-

hundred-year time span), an allowance for slope stability, and an erosion/erosion access allowance.

2.90 Escarpment

Means a steep slope or cliff, such as one that marks the edge of a range of hills. An escarpment may include an area of steep slope (>25% grade and a minimum of 3 m in elevation).

2.91 Existing

Means legally in existence on the date of passing of this By-law.

F

2.92 Farm Café and Shop

Means a café or commercial retail space that is accessory to the permitted agriculture uses on the lot and shall primarily include the sale of products and value-added products produced by the farm, or other products produced in Canada, and may include limited seating and a small-scale commercial kitchen. A permit issued by the Chief Building Official may be required.

2.93 Farm Help Dwelling

Means a building or structure for the housing of farm employees of the principal agricultural use.

2.94 Farm Machinery Sales and Services Establishment

Means a building, structure or area where farm machinery and farm supplies are kept for sale at retail and may include facilities for the servicing of such machinery but shall not include any other establishment otherwise defined or classified herein.

2.95 Farmer's Market

Means the retail sale of agricultural, food, art and craft projects, including produce and value-added products produced in Canada, and where the majority of vendors are also the primary producers of the products for sale. For the purpose of this definition, a farmer's market may not be required to be located on the same lot as an agricultural use.

2.96 Farm Produce Outlet

Means a use accessory to an agriculture use which consists of the retail sale of agricultural products, raised, grown or processed by the property owner or an agriculture operation conducted on the farm, or other products produced in Canada.

2.97 Farm Produce Stand

Means a use accessory to an agriculture use consisting of a building or structure, no greater than 15 m², in which agricultural products grown, raised, or processed on the farm, or within Canada, are offered for retail sale.

2.98 Financial Institution

Means a place, building or structure wherein the principal activity involves money management services directly to the public, and may include a bank, trust company, credit union, securities dealer, or finance company.

2.99 Forestry

Means the management and cultivation of timber resources, and practice of silviculture, to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection of water supplies, and preservation of the recreation resource and shall include reforestation areas owned or managed by the Province or local Conservation Authority or under a plan approved by a Registered Professional Forester. Forestry shall not include milling or wood processing operations.

2.100 Funeral Home

Means premises used for the purpose of furnishing funeral supplies and services to the public, preparation of human remains for interment or cremation, pursuant to the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33, as amended, but does not include a crematorium.

2.101 Fuel Storage Depot

Means an establishment primarily engaged in the bulk storage and distribution of petroleum, gasoline, fuel oil, gas or other similar products in fuel storage tanks.

G**2.102 Garage, Private**

Means a building or part of a building used or intended for the parking or storage of a motor vehicle, commercial vehicle, and/or recreational vehicle as accessory to a dwelling unit. For the purposes of this By-law, a private garage excludes a carport or other open shelter.

2.103 Garden and Nursery Sales and Supply Establishment

Means a building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to

the public at retail and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping.

2.104 Garden Suite

Means, pursuant to the Planning Act, as amended, a one (1) unit detached residential structure containing a bathroom and kitchen facilities that is ancillary to an existing residential structure, designed to be portable, is capable of meeting the standards of the Ontario Building Code, and is used for temporary accommodation.

2.105 Golf Course

Means a public or private area operated for the purpose of playing golf, inclusive of club house facilities, accessory driving ranges or putting greens, but does not include any other uses defined herein.

2.106 Grade, Finished

Means, with reference to a building or structure, the average elevation of the finished grade of the ground immediately surrounding such structures, exclusive in both cases of any artificial embankment or entrenchment. When used with reference to a street, road or highway, finished grade means the elevation of the street, road or highway established by the Municipality or other public authority.

2.107 Greenhouse, Commercial

Means a building or structure for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation, which are not necessarily planted outdoors on the same lot containing such greenhouse, and which are sold directly from such lot at wholesale or retail.

2.108 Gross Floor Area

Means the aggregate of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of any part of the building or structure used for heating equipment or mechanical equipment, parking, lockers, laundry facilities, common hallways, common corridors, common stairwells, elevator shafts and other voids, steps and landings.

2.109 Ground Floor Area

Means the total ground floor area of a building measured between the exterior faces of the exterior walls exclusive of any parking areas within the building and, in the case of a dwelling, exclusive of any basement or cellar or any private garage, carport, porch, verandah or sunroom, unless such sunroom is habitable at all seasons of the year.

2.110 Gross Leasable Area

Means the total floor area designed for tenant occupancy and exclusive use, including attached patio or decks, measured from the interiors of outside walls excluding floor area occupied by party walls and exclusive of any part of the building or structure used for heating equipment or mechanical equipment, parking, common hallways, common corridors, common stairwells, elevator shafts and other voids, steps and landings.

2.111 Group Home

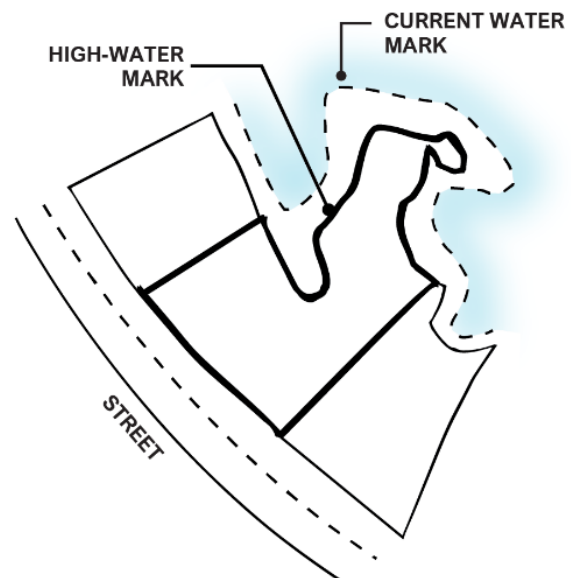
Means a single housekeeping unit as the sole use within a single-detached dwelling, licensed, approved, or funded under Provincial statute for the accommodation of three (3) to ten (10) residents, exclusive of staff, that provides a group living arrangement under responsible supervision.. For the purposes of this By-law, any facility with less than three (3) occupants shall not be considered a Group Home.

2.112 Guest Room

Means a room used or maintained for the accommodation of individuals to whom hospitality is extended for gain or profit.

H**2.113 Hazardous Lands**

Means property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

**2.114 High-Water Mark**

Means the highest elevation of the water surface of a body of water or a waterbody, including seasonal flooding, as evidenced by changes in shoreline vegetation or residual water marks left on buildings, structures, vegetation or other shoreline features.

2.115 Highway

Means a highway as defined in the Municipal Act R.S.O., 2001, as amended.

2.116 Home Business

Means any occupation which is carried on as an accessory use for gain or profit and conducted wholly within a dwelling unit and operated by the property owner or legal tenant.

2.117 Home Industry

Means an accessory use for gain or profit that is accessory to a dwelling unit and operated by the property owner or legal tenant.

2.118 Hotel

Means contains four (4) or more suites and that provides sleeping accommodation for the travelling public or for recreational purposes for gain or profit pursuant to the Hotel Registration of Guests Act, R.S.O. 1990, c. H.17, as amended, provided that all common rooms and sleeping units are accessible from a system of corridors enclosed within the building. A hotel shall include a counter, desk or office for guest customer service, and on-site cleaning facilities. Any associated bar or restaurant shall be accessory to the principal hotel use. For the purposes of this By-law, a hotel shall also include an inn.

I**2.119 Intake Protection Zone**

Means the area of land and water that contributes source water to a drinking water system intake within a specified distance, period of flow time, and/or watershed area.

K**2.120 Kennel**

Means a building or structure, shelter, or collection of buildings, a run, or other small structures, separate from and not including the principal dwelling, used for the breeding, raising, sheltering and/or boarding of animals.

L**2.121 Landscaped Area**

Means the open and unobstructed space from ground to sky at finished grade which is on a lot and suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any natural existing vegetation, surfaced walkways, patio, path, play area, or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

2.122 Laneway

Means a public right-of-way that is not for general traffic circulation.

2.123 Legal Non-Complying

Means any lot, building, or structure that does not meet the requirements of this By-law other than the provisions of the By-law pertaining to permitted uses.

2.124 Legal Non-Conforming

Means the use of any lot, building or structure which is not permitted by the Zone in which the land, building or structure is located.

2.125 Library

Means a public lending library within the meaning of The Public Libraries Act, R.S.O., 1990, as amended.

2.126 Livestock

Means farm animals kept for use, for propagation, or for intended profit or gain and without limiting the generality of the foregoing includes dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, goats, geese, mink and rabbits.

2.127 Livestock Facilities

Means barns, buildings and structures where animals are housed or capable of being housed and shall also include beef feedlots and the associated manure storage facilities.

2.128 Loading Space

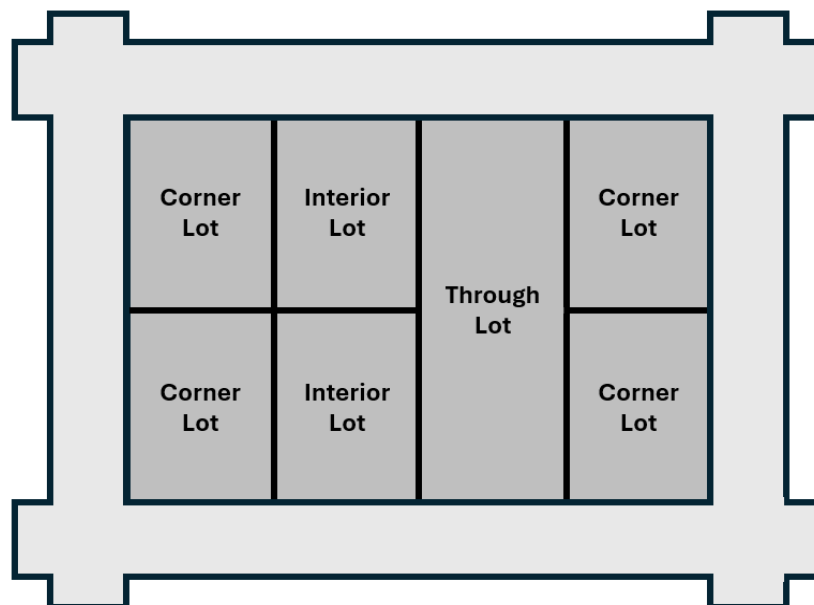
Means an off-street space or berth on the same lot as the building or contiguous with a group of buildings, for the temporary parking of a vehicle, while loading or unloading merchandise or materials, and which abuts a street, lane, road, highway or other appropriate means of access.

2.129 Long-Term Care Facility

Means a building containing multiple rooms with common access to eating, bathrooms, recreation and leisure areas for temporary occupancy by those requiring nursing or other care where meals, personal care, nursing services and medical care and treatment are provided or made available, as defined under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8., as amended, Long-term care facilities include home for the aged, nursing homes, and chronic care facilities.

2.130 Lot

- a) Means a parcel, tract, or block of land under distinct and separate ownership from abutting lands, and which is capable of being legally conveyed in accordance with the provisions of the Planning Act, as amended.
- b) Notwithstanding the provisions of a) above, a “lot” created by a scheme or method intended to avoid the consent and subdivision requirements of the Planning Act R.S.O. 1990, c.P.13 as amended (including, without limiting the generality of the foregoing, a “checkerboarding” scheme of “lots” created by reference deposit plans or registrar’s deposit plans) or any predecessor or successor thereof, shall not be recognized as a lot for the purposes of this Bylaw.

Illustration of Lot Types:**Corner Lot**

Means a lot situated at the intersection of and abutting two (2) or more streets, which intersect at an angle of less than 135 degrees.

Interior Lot

Means a lot situated between adjacent lots and having access to one (1) street.

Through Lot

Means a lot bounded on two (2) opposite sides by a street and/or a waterbody, provided, however, that if a lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.

Waterfront Lot

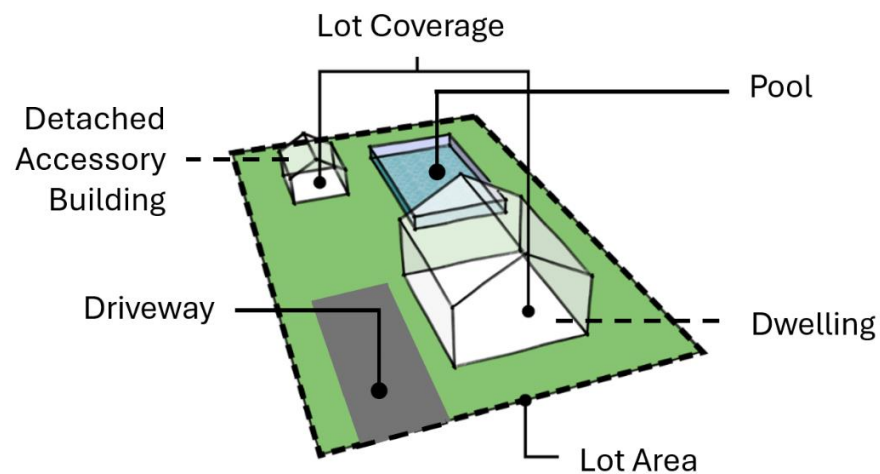
Means a lot with one (1) lot line abutting the shoreline of a waterbody.

2.131 Lot Area

Means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water or marsh.

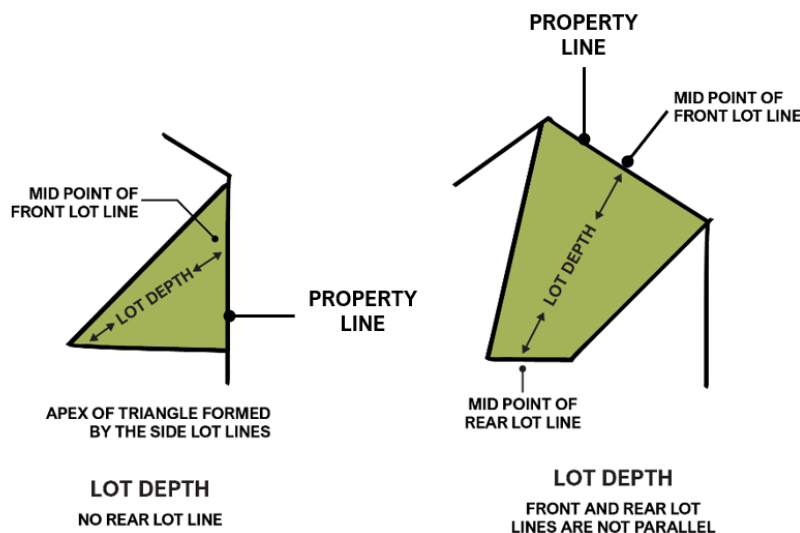
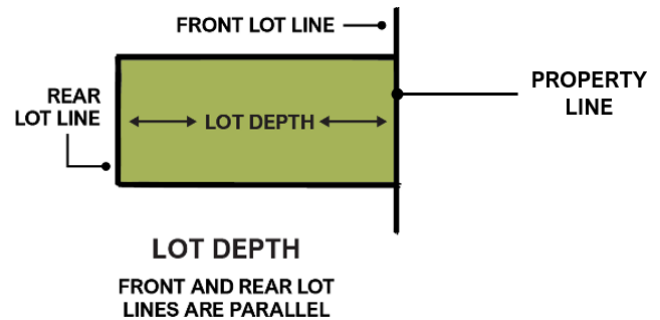
2.132 Lot Coverage

Means the percentage of the lot area covered by all buildings, enclosed and/or unenclosed roofed structures located above finished grade, not including swimming pools, and as measured to the building line, or in the case of a covered structure, to the outer limits of that covered structure.

Illustration of Lot Coverage and Lot Area:

2.133 Lot Depth

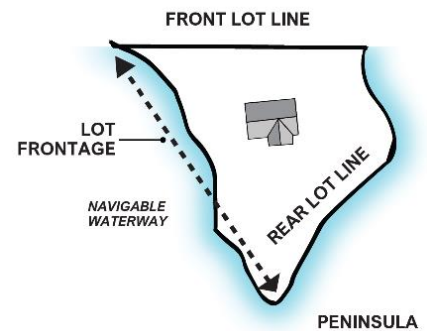
Means the horizontal distance between the front and rear lot lines. Where the front and rear lot lines are not parallel, the lot depth shall be the length of a straight line joining the mid points of the front and rear lot lines. When there is no rear lot line, the lot depth shall be measured from the midpoint of the front lot line to the converging point apex of the triangle formed by the side lot lines.

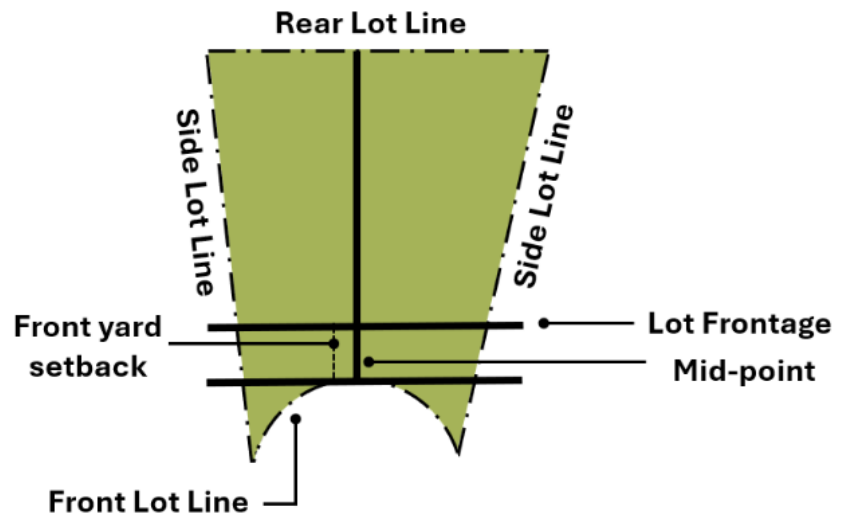
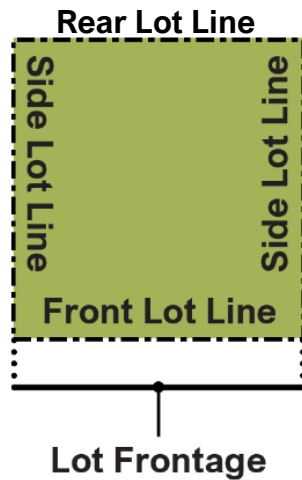


2.134 Lot Frontage

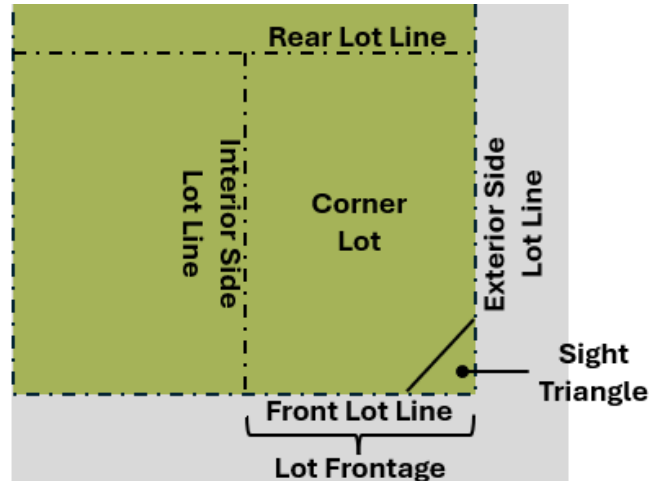
Means the horizontal distance, abutting an improved public street, between the side lot lines of a lot measured along the front lot line determined as follows:

- a) Where there are no side lot lines, such as a peninsula, the greatest distance between any point on the front lot line and any point on the rear lot line.
- b) Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is to be measured by a straight line drawn parallel to a straight line connecting both side lot lines with the midpoint of the front lot line closest to the rear lot line, that is no less than the required front yard setback for the applicable Zone. A sight triangle shall be considered part of the lot for the purposes of calculating the lot frontage.





- c) In the case of a corner lot, the shorter of the lot lines abutting a street shall be deemed the lot frontage.



2.135 Lot Line

Means any boundary of a lot.

2.136 Lot Line, Exterior Side

Means a side lot line which abuts the street on a corner lot.

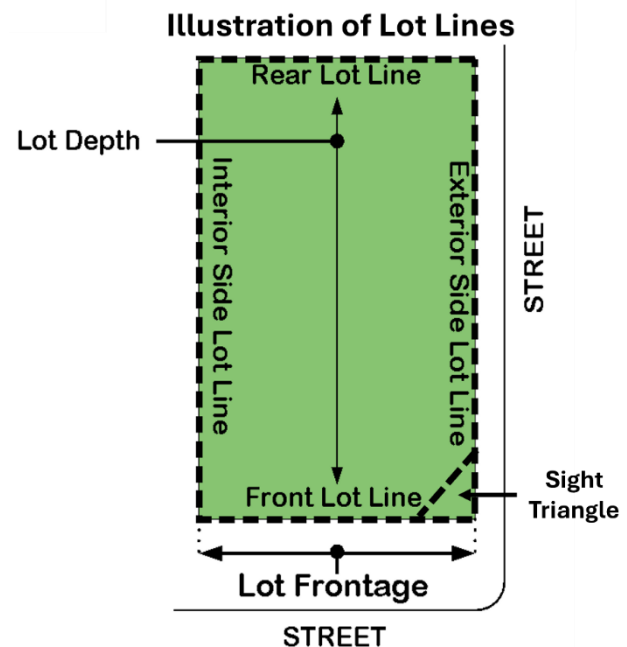
2.137 Lot Line, Front

Means:

- The lot line that divides the lot from the improved public street.
- In the case of a corner lot, the shorter lot line abutting an improved public street or private right-of-way shall be deemed the front lot line and the longer lot line abutting a street or private right-of-way shall be deemed an exterior side lot line. In the case of a

corner lot where both lot lines are the same length, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.

- c) In the case of a through lot, the lot line abutting an improved public street shall be deemed to be the front lot line.
- d) In the case of a through lot abutting two (2) improved public streets, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.
- e) Where a lot abuts a private right-of-way and does not abut an improved public street or navigable waterway, the lot line abutting the private right-of-way shall be deemed to be the front lot line.
- f) Where a lot abuts a navigable waterway and an improved public street or private right-of-way, the lot line abutting the improved public street or private right-of-way shall be deemed to be the front lot line.
- g) Where a lot abuts a navigable waterway, and does not abut an improved public street or private right-of-way, the shoreline abutting the navigable waterway and measured at the high-water mark, shall be deemed to be the front lot line.



2.138 Lot Line, Interior Side

Means any side lot line that is not an exterior side lot line.

2.139 Lot Line, Rear

Means the lot line opposite to the front lot line. In the case of a lot where the side lot lines converge at a single point (i.e., triangular lot), the rear lot line refers to the point of intersection of the side lot lines.

M

2.140 Manufacturing Establishment, Heavy

Means the assembly or processing of component parts to produce finished products suitable for retail trade and which may include food, beverage, tobacco, rubber, leather, textile, wood, printing, metal fabricating and the manufacturing or processing of raw materials or similar industries. A heavy manufacturing establishment may also include an accessory retail use of the goods manufactured on the same lot as the principal use in accordance with the provisions of this By-law. An accessory retail use shall not exceed 60 m² in gross floor area.

2.141 Manufacturing Establishment, Light

Means the assembly or processing of component parts to produce finished products suitable for retail trade and does not include food, beverage, tobacco, rubber, leather, textile, wood, printing, concrete or asphalt batching or recycling plant, metal fabricating, and also does not include the manufacturing or processing of raw materials or similar industries if these operations involve furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration beyond the limits of the property if these operations involve stamping presses. All manufacturing or assembly activities shall be conducted entirely within one or more wholly enclosed buildings. A light manufacturing use may also include an accessory retail use of the goods manufactured on the same lot as the principal use in accordance with the provisions of this By-law. An accessory retail use shall not exceed 60 m² in gross floor area.

2.142 Market Garden

Means an agriculture undertaking involving the cultivation of flowers, fruits and/or vegetables and/or farm related goods and retail sales for the sale of such produce and goods grown on the farm in an accessory farm produce stand.

2.143 Marina

Means a premises consisting of docking and boathouse facilities located on a navigable water body where such facilities may be used to place a boat into, or take a boat out of, a waterbody and moor, berth, or store a boat. A marina may include facilities for the storage, service, and sale of boats and boating-related equipment. For the purposes of this By-law, a marina may include facilities for the operation of boat charters, a boat launching ramp, boat lift, dock, or boathouse.

2.144 Marine Sales and Service Establishment

Means a building or part of a building and associated lands where new and used boats, boat accessories and watercraft are displayed for sale at retail or for rental, and where marine equipment is serviced or repaired and may include boat storage facilities.

2.145 Medical Clinic

Means a building or part of a building, other than a hospital, used solely by physicians, nurse practitioners, dentists, and/or drugless practitioners, their staff and their patients, for the purpose of consultation, diagnosis and office treatment. A medical clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, and other similar uses associated with the facility.

2.146 Micro-Brewery

(See definition for Cidery, Distillery, or Micro-Brewery).

2.147 Mineral Aggregate Operation

Means an operation, other than a wayside pit, conducted under a licence or permit under the Aggregate Resources Act, as amended, and associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.

2.148 Mobile Home Site

Means a parcel of land for the placement of a mobile home dwelling in a mobile home park and for the exclusive use of its occupants.

2.149 Mobile Home Park

Means land used for the parking of mobile home dwellings to be used as dwelling units and includes all accessory buildings necessary for the operation of the park.

2.150 Motel

Means a premises used to accommodate the travelling public for gain or profit, pursuant to the Hotel Registration of Guests Act, R.S.O. 1990, c. H.17, as amended, by supplying them with sleeping accommodation, with or without meals. A motel shall include a counter, desk or office for guest customer service, and on-site cleaning facilities. The guest rooms of a motel are accessed directly from the outside and may or may not be accessed from common corridors. A motel does not include any other use otherwise defined in this By-law. Accessory uses may include a restaurant, bar, or meeting facilities. For the purposes of this By-law, a motel shall also include an inn.

2.151 Motor Vehicle

Means a self-propelled wheeled means of transport for the transportation of passengers and/or goods and without limiting the generality of the foregoing, includes automobiles, motorcycles, trucks, buses, ambulances, hearses, motor homes, tractors, self-propelled farm machinery and trailers.

2.152 Motor Vehicle Body Shop

Means a building or structure used for the painting or repairing of motor vehicle bodies, exterior, or undercarriage, and in conjunction with which there may be a towing service and motor vehicle rentals for customers while the motor vehicle is under repair, but shall not include any other use or activity otherwise defined or classified in this By-law.

2.153 Motor Vehicle, Derelict

Means a motor vehicle within the meaning of the Highway Traffic Act, R.S.O., 1990, as amended, whether or not same is intended for use as a private passenger motor vehicle or not, which is inoperable and unlicensed as a means of transportation.

2.154 Motor Vehicle Repair Garage

Means a building or structure where repair, refitting or customization of motor vehicles may be undertaken for gain or profit and may include a motor vehicle washing establishment as an accessory use.

2.155 Motor Vehicle Sales and Service Establishment

Means a premises where new or used motor vehicles other than commercial vehicles are displayed and sold, rented, or leased, but such use shall not include the sale of gasoline or other fuels. A motor vehicle sales and service establishment may include a motor vehicle service station and motor vehicle washing establishment as accessory uses, but shall not include a scrap yard. The accessory use shall not exceed 40% of the gross floor area of the principal motor vehicle service station use, including fuel pump islands.

2.156 Motor Vehicle Service Station

Means a premises where gasoline or other motor fuels are kept for sale and for delivery directly into a motor vehicle and which may include a convenience store, motor vehicle washing establishment (automatic or self-service), and/or take-out restaurant as an accessory use. A motor vehicle service station shall not include the sale of motor vehicles. The accessory use shall not exceed 40% of the gross floor area of the principal motor vehicle service station use, including fuel pump islands.

2.157 Motor Vehicle Washing Establishment

Shall mean a building or structure containing facilities for washing motor vehicles by production line methods which may include a conveyor system or similar mechanical devices. This definition may also include a self-service car wash.

2.158 Municipality

Means the Corporation of the County of Prince Edward.

2.159 Museum

Means a premises for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public a collection of artefacts of scientific, natural, artistic, or historical interest.

N**2.160 Navigable Waterway**

Means a waterbody that is capable of affording reasonable passage of floating vessels of any description for the purpose of transportation, recreation, or commerce considered navigable by law, pursuant to the Beds of Navigable Waters Act, R.S.O. 1990, as amended.

O**2.161 Office**

Means a building or part of a building used or intended to be used in the performance and transaction of business including professional, administrative, research, communication, and clerical activities.

2.162 On-Farm Diversified Use (OFDU)

Means uses that are secondary to the principal agricultural use of the property, are limited in area, and operated by a bona fide farmer with a Farm Business Registration number. On-farm diversified uses include, but are not limited to, home businesses, home industries, agri-tourism uses, and uses that produce value-added agricultural products, except for a farm produce stand and market garden, which are permitted to operate without a Farm Business Registration number. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

2.163 Outdoor Furnace

Means a device or appliance, primarily designed for outdoor use to convert solid fuel into energy and includes all components, controls, wiring and piping required to be part of the device or appliance and shall be installed in conformance with any applicable standard or code. For the purpose of this definition, solid fuel shall be defined as any recognized energy source including wood, coal, peat, grain, coke or any manufactured product so approved for said appliance, but does not include garbage / waste of any kind. This definition may also include gas outdoor furnaces.

2.164 Outdoor Storage

Means an open area of land used for the storage of materials, equipment, or finished goods which are associated with the principal use of the lot.

P**2.165 Park, Private**

Means any open space or recreational area other than a public park.

2.166 Park, Public

Means any open space or recreational area, owned or controlled by the Corporation of the County of Prince Edward or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include neighbourhood, community, regional and special parks or areas. The park may include one (1) or more athletic fields, field houses, community centres, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations, camping areas, curling rinks, refreshment rooms, fair grounds, arenas, golf courses or similar uses. Uses may also include a farmer's market or dog park as approved by the County, and stormwater management facilities.

2.167 Parking Angle

Means the angle which is equal to or less than a right angle, formed by the intersection of the side of the parking space and a line parallel to the aisle.

2.168 Parking Area

Means an area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.

2.169 Parking Aisle

Means a portion of a parking lot, which abuts three (3) or more off-street parking spaces to which it provides access, and which is not used for the parking of vehicles.

2.170 Parking Aisle, Barrier-Free

Means an area abutting a barrier-free parking space to provide unobstructed pedestrian access to and from a barrier-free parking space.

2.171 Parking Lot

Means any commercial or public parking area other than a parking area accessory to a permitted use. This definition may include a parking garage.

2.172 Parking Space

Means an area, exclusive of any aisles, ingress or egress lanes, for the parking or storage of motor vehicles and may include a private carport or private garage.

2.173 Parking Space, Barrier-Free

Means an unobstructed rectangular area for the exclusive use of temporary parking of a motor vehicle for persons with disabilities and displaying a permit granted from the Province but shall not include a driveway or aisle.

2.174 Parking Space, Bicycle

Means an area that is provided and maintained for the purpose of temporary storage of a bicycle.

2.175 Parking Space, Tandem

Means a parking space that is only accessed by passing through another parking space from a street, laneway, drive aisle or driveway.

2.176 Personal Service Establishment

Means a place where a service is performed for the personal grooming and personal effects or clothing of the consumer, including, but not limited to, a hair styling salon; tattoo and piercing parlour; spa; tanning salon; shoe repair shop; dry cleaning outlet; laundromat; tailor shop or dressmaker shop; or massage therapy service but excluding a body rub parlour. A personal service establishment shall also include a place where consultation or information service is provided by a professional, other than a medical professional, including a travel agency or an interior decorator, or other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service.

2.177 Pit

Means land or land under water from which unconsolidated aggregate is being or has been excavated and that has not been finally rehabilitated but does not mean land or land underwater excavated for a building or structure on the excavation site or in relation to which an order has been made under Section 1(3) of the Aggregate Resources Act, as amended.

2.178 Pit, Wayside

Means a temporary pit opened and used by a public authority, or their agents, solely for the purpose of road construction or an associated road project or contract and which is not located on the road right-of-way.

2.179 Place of Entertainment

Means a lot, building, or structure, in which various forms of entertainment take place primarily indoors, including a cinema or other theatre, arena, auditorium, indoor children's playground, public hall, billiard hall, bowling alley, ice or roller skating rink, arcade, dance hall or music hall, but does not include a place of recreation.

2.180 Place of Recreation

Means a lot, building or structure in which various forms of outdoor recreation are provided for a fee, including amusement parks, mini-golf courses, golf driving range, but does not include a place of entertainment.

2.181 Place of Worship

Means a building dedicated to religious worship and may include such accessory uses as a nursery school, convent, monastery or hall or auditorium.

2.182 Planting Strip

Means a portion of land used for no other purpose except for the planting of trees, shrubs, and/or grasses.

2.183 Principal

Means the primary use of land, buildings, structures, or architectural features.

2.184 Provincial Highway

Means a street under the jurisdiction of the Ministry of Transportation (MTO).

2.185 Public Agency

Means any Federal, Provincial or Municipal agencies, and includes any public department, ministry, commission, corporation, authority, board, utility, or other agency.

2.186 Public Use

Means a building, structure or land used for the provision of services or use by the County, or any authority, boards or commissions thereof, and any department, ministry or Commission of the Governments of Ontario and Canada, any public utility corporation, or any railway company, or similar recognized agencies.

2.187 Public Works Yard

Means any land, building or structure owned by the County of Prince Edward or the Province used for the storage, maintenance or repair of equipment, machinery, materials or motor vehicles used in connection with civic works.

2.188 Pump House

Means a detached accessory structure, used for the sheltering of a water pump.

Q**2.189 Quarry**

Means land or land under water from which consolidated aggregate is being or has been excavated, and that has not been finally rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site or in relation to which an order has been made under Section 1(3) of the Aggregate Resources Act, as amended.

2.190 Quarry, Wayside

Means a temporary quarry opened and used by a public authority, or their agents, for the purpose of road construction or an associated road project or contract and which is not located on the road right-of-way.

R**2.191 Recreational Vehicle**

Means a vehicle designed for use principally for recreation such as a travel trailer, tent trailer, motor home, boat, boat trailer, snowmobile, or all terrain vehicle. A recreational vehicle may provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping, or recreational use.

2.192 Recreational Vehicle Sales and Service Establishment

Means a building or part of a building and associated lands where new and/or used recreational vehicles, boats and other watercraft, snow machines, all-terrain vehicles, and

other similar vehicles and related accessories are displayed for sale or for rent, serviced, repaired, and/or stored.

2.193 Recycling Depot

Means a building or part of a building in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.

2.194 Regulated Area

Means any area prone to a naturally occurring hazard (i.e. lands prone to flooding during the regulatory 1:100 year storm, areas which may be damaged by wave uprush or ice piling, dynamic beaches, unstable slopes or unstable bedrock, organic soils, or any other area prone to a natural hazard) and the lands adjacent to the hazardous area; as well as watercourses, waterbodies and wetlands within Prince Edward County. These areas are regulated by Quinte Conservation Authority under the auspice of Ontario Regulation 41/24 Prohibited Activities, Exemptions and Permits.

2.195 Regulatory Flood Elevation / Flood Plain

Means the area adjoining a lake, river, stream, wetland or watercourse which is susceptible to flooding during the regulatory flood event standard of the Conservation Authority.

2.196 Resort Establishment

Means premises used for the accommodation of the travelling or vacationing public in a motel, hotel, or a small-scale hotel, owned and managed as one establishment. A resort establishment may include accessory uses, services, equipment or facilities normally incidental to such accommodation, including, but not limited to, a restaurant, meeting rooms and swimming pools, saunas, spas and tennis courts. A resort establishment does not include a dwelling unit except for one (1) dwelling unit for the owner or operator, or staff quarters that are accessory to the principal use. A resort establishment may include docking facilities, but not a marina.

2.197 Restaurant

Means a building where food and beverages are offered for sale to the public for consumption on site or for take-out. A restaurant may include an outdoor patio or eating area.

2.198 Restaurant, Drive Thru

Means a building or structure used to take and fulfill orders for food to the public while remaining in their vehicle.

2.199 Restaurant, Mobile

Means a vehicle, trailer or cart that is not placed on a permanent foundation, which is equipped for the cartage, storage, preparation of food stuffs, beverages, confections, and such items are offered directly for consumption to the general public and includes both cooking and non-cooking units, but shall not include any other restaurant type.

2.200 Retail Store

Means a building or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public, and includes uses such as a pharmacy, garden supply store, and home renovation store / depot.

2.201 Retail Food Store

Means a retail store where primarily food, as well as other personal, convenience and household items and services are provided for sale directly to the public and includes uses such as a supermarket, butcher shop, bake shop, produce outlet, or delicatessen.

2.202 Retirement Home

Means a retirement home as defined in the Retirement Homes Act, 2010, as amended, or its successor.

2.203 Road or Right-of-Way, Private

Means a road or right-of-way which affords access to abutting lots but is not available for use by the general public, is privately owned and maintained, and does not include a street, road or highway as herein defined.

S**2.204 Salvage Yard**

Means a lot, building, and/or structures where goods, wares, merchandise, articles or things are stored, handled, processed for further use and/or are abandoned and includes a junk yard, a scrap metal yard and a motor vehicle wrecking yard, but does not include a waste disposal site.

2.205 School, Commercial

Means a school of six (6) or more pupils conducted for gain in such fields as academics, arts, crafts, motor vehicle driving, language, modeling, hairdressing, gymnastics, beauty, culture, dancing, music, golf, yoga, martial arts, photography, business or trade, engineering, computer technology and any other such specialized school conducted for

gain. A commercial school shall not include a private school or public school.

2.206 School, Public

Means that as in the Education Act, and includes any other place of primary, elementary, or secondary education which has a body of teachers and students on the premises, and that provides instruction in the primary, elementary or secondary courses of study authorized or approved by the Minister of Education for Ontario, and also includes adult education and English or French as second language programs.

2.207 School, Private

Means a school other than a public school or a commercial school.

2.208 Self-Storage Facility

Means a building containing separate, individual self-storage units, to be rented or leased to the general public for the private storage of personal goods, materials and equipment.

2.209 Septic System

Means a leaching bed system and/or a tertiary treatment system as defined in the Ontario Building Code.

2.210 Services

Means:

- a) **Services, Communal** means a lot serviced with communal sanitary sewage facilities and/or water supply owned privately or by the County that provide water and wastewater treatment to clusters of dwellings and/or businesses.
- b) **Services, Full Municipal** means a lot serviced with a sanitary sewage system and water supply provided by the County.
- c) **Services, Partial Municipal** means a lot serviced with either a sanitary sewage facilities or water supply provided by the County.
- d) **Services, Private** means a lot serviced with private individual sanitary sewage facilities and domestic water supply.

2.211 Service Shop

Means a shop devoted to the servicing or repair of major appliances, heating/cooling systems, farm equipment and includes the regular place of business of a master electrician, plumber or other similar tradesperson or contractor. A service shop may also include retail sales of articles or goods, such as appliances, furniture, home and office electronics, bicycles, clothing and shoes, jewellery, or similar items.

2.212 Setback

Means:

- a) The least horizontal distance between a lot line and the nearest part of any building or structure; or
- b) With reference to a street, the least horizontal distance between the street line and the nearest part of any building or structure; and
- c) With reference to a water body, watercourse, or wetland: the least horizontal distance between: the greatest inland identified hazard (flood, erosion, and/or dynamic beach); the stable top of bank and/or normal high-water mark of the water body or watercourse where the bank is not clearly defined; and/or the wetland boundary; and the nearest part of any building or structure.

2.213 Sewage Treatment Facility

Means a building or structure approved by the Ministry of the Environment, Conservation and Parks, and operated by the County, where domestic and / or industrial waste is treated and for the purposes of this By-law shall include a sewage lagoon.

2.214 Sewer, Sanitary

Means a system of underground conduits, operated by the County, which carries sewage to the sewage treatment facility.

2.215 Shelter

Means an establishment providing temporary accommodation to individuals who are in immediate need of emergency accommodation and food, following a catastrophe, and may include ancillary health care, counselling and social support services.

2.216 Shipping Container

Means any unlicensed trailer (whether or not mounted on wheels, and without a cab above or below grade), seacan, shipping container, storage container, cargo box, and storage trailer designed or once servicing as commercial shipping or cargo containers, and typically consisting of four sides locked together to form a steel box. For the purposes of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act, R.S.O 1990, c. H.8., as amended.

2.217 Shopping Centre

Means a group of commercial uses, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants.

2.218 Shoreline

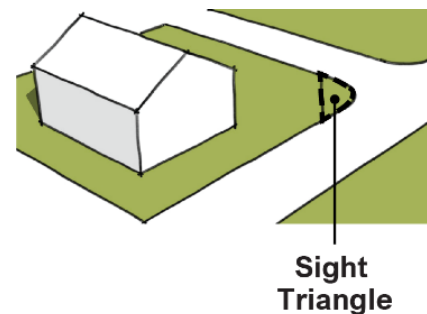
Means any lot line or portion thereof which abuts a waterbody or the unopened original shore road allowance along the waterbody.

2.219 Short Term Accommodation (STA), Licensed

Means a dwelling or dwelling unit, that in whole or in part, is rented or available for rent with the intention of financial gain or profit for an occupancy period of less than 30 consecutive days and includes a bed and breakfast, but does not include a motel, hotel, hospital, or other accommodations where no payment is exchanged for use.

2.220 Sight Triangle

Means triangular space formed by the street lines of a corner lot and a line drawn from a point in one (1) street to a point in the other street line. Where the two (2) street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines. A sight triangle is not necessarily public land or land to be conveyed to the County.

**2.221 Site Grading**

Means to raise, lower or in any way affect or alter the contours of the ground on the site.

2.222 Solar Panel System

Means a device or array of devices that provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.

2.223 Special Event

Means a temporary gathering of people for a specific purpose on a single lot, and may include outdoor sporting, cultural, business or other unique activity, for a limited duration of a maximum of three (3) consecutive days, occurring no more than once per season of the calendar year. A special event excludes construction-related activities, farm-related activities, family-related activities or film production. A special event may be licensed by the landowner through the Alcohol and Gaming Commission of Ontario.

2.224 Special Event Gathering Area

Means the outdoor open space area designed or designated for persons standing or seated for the purposes of being entertained, participating, or awaiting participation for a special event activities or related activities.

2.225 Storage Lane

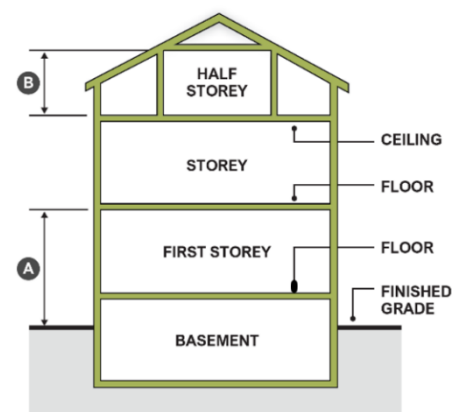
Means a continuous on-site queuing lane that includes tandem parking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings or signs.

2.226 Storey

Means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine but does not include a basement.

2.227 Storey, First

Means the storey of a building closest to finished grade having its ceiling 1.8 m or more above average finished grade.



- A** More than 1.2 m above finished grade
- B** At least 1.2 m

2.228 Storey, One-Half

Means that portion of a building situated wholly, or in part, within the roof. The floor level is not lower than 1.2 m below the line where roof and outer wall meet, and there is sufficient space to provide a distance between finished floor and finished ceiling of at least 2.3 m over a floor area equal to at least half (50%) of the area of the floor below.

2.229 Street or Road

Means a public highway as defined in this By-law and does not include a private road or private right-of-way as defined in this By-law. This definition does not include a lane or a private right-of-way.

2.230 Street or Road, Improved Public

Means a street or road which has been assumed for public use, under the jurisdiction of the Province of Ontario, or the County which is maintained year-round.

2.231 Street or Road, Unimproved

Means a street or road that has not been assumed or maintained by the County.

2.232 Street Line

Means the limit of the street or road allowance and is the dividing line between a lot or block and street or road.

2.233 Structure

Means anything constructed or erected, either permanent or temporary, the use of which requires location on or in the ground, or attached to something having location on the ground.

2.234 Swimming Pool

Means a structure which creates an artificial body of water above or below grade, used for bathing, swimming or diving but shall not include ponds. A hot tub is not considered a swimming pool provided it has a lockable lid.

T**2.235 Taxi Depot**

Means a building or part of a building and land adjacent thereto where a taxi and/or limousine service and/or multiple vehicles are based and may include a parking area and dispatch office.

2.236 Tent

Means a temporary shelter made of canvas, nylon or other such material, including associated, poles, pegs, and ropes, that may be disassembled and easily moved, and that is not permanently affixed to the camping site and shall not include a recreational vehicle, or any other structure otherwise defined in this By-law. A tent may include a yurt.

2.237 Tied House

Means an accessory use for a winery, cidery and brewery where alcoholic beverages produced on site and food are offered for consumption by the public under licence from the Alcohol and Gaming Commission of Ontario.

2.238 Trailer

Means a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of animal husbandry, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle; which shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn. A trailer does not include a mobile home dwelling as defined herein.

2.239 Trailer, Mobile Camper

Means any trailer in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for temporary living, shelter and sleeping accommodation of persons for recreational purposes, with or without cooking facilities and which is collapsible and compact while being drawn by a motor vehicle and shall include a tent trailer and pop up trailer, but shall not include a mobile home dwelling, a travel trailer or a park model trailer as defined herein.

2.240 Trailer Park

Means a parcel of land which is developed and managed as a unit for recreational or vacation use and designed and used for seasonal occupancy only. Camping lots are made available on a rental or lease basis for the placing of recreational vehicles, motor homes and park model trailers, but not including mobile home dwellings. The ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, and garbage collection, together with general park management, rests with the owner. Such parcel is not the subject of a Registered Plan of Subdivision defining individual lots legally capable of conveying title and shall not include a mobile home park or any use as may otherwise be defined in this By-law.

2.241 Trailer, Park Model

Means a recreational unit mounted on a single chassis, mounted on wheels designed to facilitate relocation from time to time, and designed as temporary living quarters for camping and may be connected to those utilities necessary to supply those installed facilities, with a gross floor area including lofts not exceeding 50 m² in set up mode, and having a width greater than 2.6 m in the transit mode and manufactured to comply with Canadian Standards Association (CSA) Standard No. Z241, as amended or replaced. A park model trailer shall not be used as a single detached dwelling or as a mobile home dwelling.

2.242 Trailer, Travel

Means any trailer designed and constructed so that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being utilized for the temporary living, sleeping or eating accommodation of persons for recreational purposes and shall include a fifth wheel trailer, but shall not include a mobile home dwelling or a park model trailer as defined herein.

2.243 Transportation Depot

Means the use of land, buildings, or structures where commercial motor vehicles and trains pick up and discharge fare paying passengers, and without limiting the generality of the foregoing, accessory uses may include a ticket office, canteen, luggage checking

facilities, parcel shipping facilities, storage facilities for the parking of vehicles and ancillary offices, and parking for passengers.

2.244 Transportation Terminal

Means a place for the storage, loading or unloading, and repair of trucks, trains or buses, or where trucks or transports are rented, leased, kept for hire or parked on the property, are dispatched for hire as common carriers, or which is a bonded or sufferance warehouse. For the purposes of this By-law, the definition of transportation terminal shall not include a transit station or taxi depot.

U

2.245 Use

Means when used as a noun, the purpose for which a lot or building or structure, or any combination thereof is designed, arranged, intended, occupied or maintained and "uses" shall have corresponding meanings.

V

2.246 Value-Added Farm Use

Means any activity or process that is completed by the farm operator, which alters the original agricultural product or commodity grown on site and may be supplemented by off-farm inputs, and may include, but is not limited to, grain drying and milling, bio-product production, pre-cutting, cooking and baking activities.

2.247 Value-Retaining Farm Use

Means a use that serves to maintain the quality of agricultural commodities (i.e., prevent spoilage) including, but not limited to, egg-grading, bagging, packaging, bundling, washing, cutting, refrigeration, and freezing, to ensure they remain saleable, or that provides a minimum amount of processing to make the agricultural commodities produced on that farm saleable.

2.248 Vegetation Protection Zone

Means a portion of land that is to be used for the planting of vegetation and intended to provide a buffer between natural heritage features and other uses.

2.249 Vehicle

Means any carriage, conveyance or other device capable of being propelled, driven or drawn by any kind of power, including motor power or wind power, and includes, without limiting the generality of the foregoing, a passenger automobile, truck, trailer, boat,

aircraft, tractor, farm implement, mobile crane or shovel, snowmobile, motorcycle, but does not include a pedal bicycle, canoe, kayak, or any other device powered solely by means of human effort, or a mobile home.

W

2.250 Warehouse

Means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a self-storage facility, cartage or transport depot, or transportation depot, as defined herein.

2.251 Waste Containment Structure

Means an area of land used in conjunction with a use on the lot to store waste bins or other receptacles and is hard-surfaced with asphalt, concrete, interlocking pavers, permeable pavers, or asphaltic binder.

2.252 Waste Disposal Site

Means, within the meaning of Part V of the Environmental Protection Act, as amended:

- a) Any land upon, into, in or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed, and
- b) Any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause a).

2.253 Waste Transfer Site

Means premises for the temporary storage of garbage and materials awaiting transfer to a permanent waste disposal site.

2.254 Waterbody

Means any bay, lake, river or other natural or man-made watercourse or canal.

2.255 Watercourse

Means a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

2.256 Water Frontage

Means the boundary between the water and land fronting on and providing access to a waterbody.

2.257 Wetland

Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants.

2.258 Wetland, Provincially Significant

Means a wetland area that has been identified as provincially significant by the Province using evaluation procedures established by the Province, as amended.

2.259 Wholesale Establishment

Means a building or structure or part thereof used for the purpose of selling or offering for sale goods, wares or merchandise on a wholesale basis and includes the storage or warehousing of those goods, wares or merchandise. This definition shall not include the bulk storage and sale of coal, fuel, oil, propane, wood, lumber, building materials, ice, and chemicals.

2.260 Wind Farm

Means three (3) or more wind turbines.

2.261 Wind Turbine

Means a structure including a tower, nacelle, blades and related appurtenances, designed, erected, and maintained under appropriate qualified supervision, and used for driving a machine such as a pump or mill, or for conversion of wind energy into electricity.

2.262 Winery

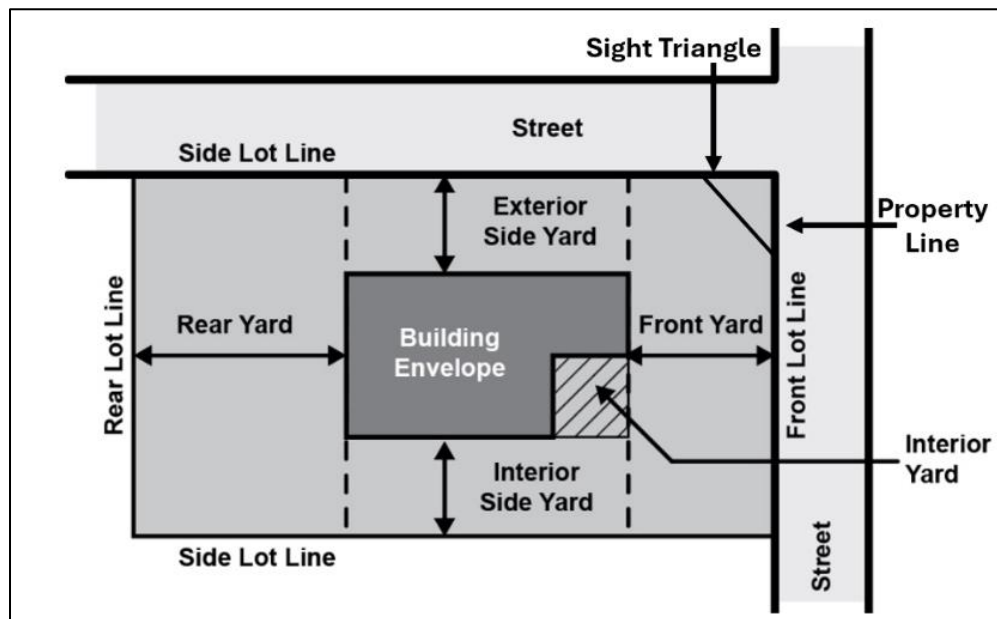
Means a building or structure or part thereof, associated with agricultural use(s) on the same farm lot, where wines are produced and may include storage, display, processing, wine tasting and retail, tied house, administrative facilities and outdoor patio area and kitchen. A winery can also include an on-farm diversified use(s) such as a restaurant, banquet facility, or on-site commercial kitchen that is accessory to the winery. Wine tasting and the offering or sale of locally-grown product samples is considered part of the winery activity.

Y

2.263 Yard

Means an open, uncovered space, appurtenant to a building or structure, located on the same lot as the building or structure, and unoccupied by buildings or structures or uses except as specifically permitted in the By-law.

Illustration of Yards:

**2.264 Yard, Exterior Side**

Means a side yard of a corner lot immediately adjoining a public street and extending from the front yard to the rear yard between an exterior side lot line and the nearest point of any principal building or structure on the lot. The minimum required exterior yard means the minimum depth of an exterior side yard on a lot between the exterior side lot line and the nearest wall of any building or structure on the lot.

2.265 Yard, Interior Side

Means a side yard other than an exterior side yard.

2.266 Yard, Front

Means a yard extending across the full width of the lot between the front lot line of the lot and the nearest wall of any principal building or structure on the lot. The minimum required front yard means the minimum depth of a front yard on a lot between the front lot line and the nearest main wall of any principal building or structure on the lot.

2.267 Yard, Rear

Means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest wall of any principal building or structure on the lot. The minimum required rear yard means the minimum depth of a rear yard on a lot between the rear lot line and the nearest main wall of any principal building or structure on the lot.

2.268 Yard, Side

Means a yard extending from the required front yard to the required rear yard between a side lot line which is not a street line and the nearest wall of any building or structure on the lot, or the nearest outside storage use on the lot. The minimum required side yard means the minimum width of a side yard on a lot between a side lot line and the nearest main wall of any principal building or structure on the lot.

Z**2.269 Zone**

Means a zoned area of land use shown on the A-Series Schedules and established and designated by this By-law for the purposes of a specific use or group of uses that are erected and maintained in accordance with the provisions of this By-law.

2.270 Zoning By-law

Means the County of Prince Edward Comprehensive Zoning By-law.

2.271 Zoo

Means a building, structure or land where animals are kept in captivity for display to the public and for conservation, educational or scientific purposes.

3.0 General Provisions

3.1 Accessory Buildings, Structures, and Uses

3.1.1 General

- a. Where this By-law provides for a permitted use, that use shall include any accessory uses, buildings, or structures.
- b. An accessory building or structure shall not be used for human habitation, except where specifically permitted by this By-law.
- c. A building or structure shall not be considered accessory if attached to the principal building. For clarity, and without limiting the generality of the foregoing, an attached private garage shall be considered part of the principal building, and therefore shall be subject to the lot and building requirements for the principal building, as required by the applicable Zone.
- d. Unless otherwise specifically provided by this By-law, the accessory building or structure shall be located on the same lot as the principal use.
- e. In any Residential Zone located in a settlement area, the maximum number of accessory buildings shall be limited to three (3). For the purposes of clarity, this provision shall only apply to buildings and not structures, as defined by this By-law.
- f. Accessory buildings, structures and uses shall only be permitted once a Building Permit has been issued for buildings or structures for the principal use.
- g. Notwithstanding Subsection 3.1.1(f) above, within the Agricultural (AG) and Rural (RU) Zones, an accessory building may be constructed prior to the construction of a permitted single-detached dwelling provided a Building Permit has been issued by the Municipality for the single-detached dwelling.

3.1.2 Location

- a. For Residential Zones, an accessory building or structure shall be erected in compliance with the yard and setback requirements of the applicable Zone, except as may otherwise be provided for herein.
- b. For non-Residential Zones, no accessory building or structure shall be erected closer to the street line than the minimum required yard and setback requirements of the applicable Zone.
- c. In all Zones, no accessory building or structure shall be erected closer than 1.8 m to the principal building.

3.1.3 Lot Coverage

- a. In Zones other than General Industrial (MG), Heavy Industrial (MH), Rural Industrial (MR), Extractive Industrial (MX), and Waste Disposal Industrial (MD), the total lot coverage of all accessory buildings and structures shall not exceed:
 - (i) 5% of the lot area for lots with an area of 4,000 m² (0.4 ha) or less; or
 - (ii) 3% of the lot area for lots with an area greater than 4,000 m² (0.4 ha).
- b. In the General Industrial (MG), Heavy Industrial (MH), Rural Industrial (MR), Extractive Industrial (MX), and Waste Disposal Industrial (MD) Zones:
 - (i) The total lot coverage of all accessory buildings or structures shall not exceed 10% of the lot area.

3.1.4 Height

- a. In Zones other than General Industrial (MG), Heavy Industrial (MH), Rural Industrial (MR), Extractive Industrial (MX), and Waste Disposal Industrial (MD), the maximum height of any accessory building or structure shall be 7 m.
- b. In the General Industrial (MG), Heavy Industrial (MH), Rural Industrial (MR), Extractive Industrial (MX), and Waste Disposal Industrial (MD) Zones, the height of any accessory building or structure shall comply with the maximum building height set out in the applicable Zone.

3.1.5 Boat House, Pump House, and Docking Facilities

- a. Notwithstanding the yard provisions of this By-law to the contrary, a dock, detached private boat house or pump house may be erected and used in a required yard of a lot abutting a water body, provided that such building or structure:
 - (i) Is accessory to the principal use of the lot;
 - (ii) Has obtained approval of any governmental authority having jurisdiction;
 - (iii) Is not located closer than 2 m to a side lot line or a projection of the side lot line;
 - (iv) Shall not contain a dwelling unit and sauna; and
 - (v) Complies with **Section 3.31 Special Setback Provisions**, and all other provisions of this By-law.
- b. A boathouse may be located on a lot that is separate from the lot where the related principal use is located, provided that there is no principal dwelling on the separate lot, and the owner has entered into a Site Plan Agreement with the County.

3.1.6 Detached Garages

- a. A detached garage in a Residential Zone may be erected and used in any yard provided that where it is located in:
- (i) An interior side yard, it shall not be closer than 1.2 m to the interior side lot line; or,
 - (ii) A rear yard shall not be closer than 1.2 m to the interior side lot line or rear lot line; or,
 - (iii) A front or exterior side yard such accessory building shall not be located closer to the lot line than the required front or exterior side yard setback required by the applicable Zone.

3.1.7 Detached Sheds

A detached shed associated with a permitted residential use may be erected within a required interior side or rear yard of any Zone provided that such accessory building is not closer than 1.2 m to the interior side or rear lot line. For the purposes of this By-law, such a detached shed shall be maintained and used for the purposes of storing lawn and garden equipment or similar household related items and shall not have a gross floor area in excess of 15 m².

3.1.8 Swimming Pools

Private swimming pools, including in-ground and above-ground pools, may be constructed and maintained as accessory uses to a dwelling. Swimming pools are subject to the following provisions:

- a. Permitted in the interior side yard or rear yard of a lot;
- b. A swimming pool shall not be located within the front or exterior side yard, or within 1.5 m of a side or rear lot line;
- c. Water circulating or treatment equipment such as pumps or filters shall be located:
 - (i) Where placed outdoors, a minimum of 3 m from any side or rear lot line;
 - (ii) Where stored or contained wholly inside a building, such a building shall be located at least 1.8 m from any lot line in accordance with the provisions of **Subsection 3.1.2 Location** of this By-law.
- d. Be completely enclosed by a fence not less than 1.5 m in height made of a sturdy material and having a self-closing gate capable of being locked and/or a main wall of a building. No fence shall be required in the case of a swimming pool whose water level is substantially above ground level provided that the deck around the pool is

more than 1.5 m above the ground and the access to the pool is guarded by a self-closing gate capable of being locked.

- e. Notwithstanding any other provision of this By-law, a swimming pool shall be excluded in the calculation of lot coverage.

3.1.9 Solar Panel Systems

Solar energy and transmission facilities are subject to the following provisions:

- a. Solar panel systems flush mounted to the roof or wall of a building or structure are permitted in any Zone subject to the issuance of a Building Permit.
- b. Solar panel systems that are ground-mounted are permitted in the Agricultural (AG) and Rural (RU) Zone pursuant to the following provisions:
 - (i) Compliance with **Subsection 3.3.2 On-Farm Diversified Uses**;
 - (ii) A maximum of 2,000 m² of solar panels may be located on a lot;
 - (iii) Compliance with the setbacks of the applicable Zone; and
 - (iv) Installation of a planting strip pursuant to **Subsection 3.16.b Landscape Planting Strips** of this By-law.

3.2 Additional Dwelling Units

In addition to the other provisions of this By-law, the following provisions shall apply to additional dwelling units and garden suites:

3.2.1 General Requirements

- a. A maximum of two (2) additional dwelling units, as herein defined, shall be permitted on a lot containing a single-detached dwelling, semi-detached dwelling, or townhouse dwellings, for a maximum of three (3) dwelling units on a lot, in accordance with the following:
 - (i) Two (2) additional dwelling units (in addition to the principal dwelling unit) are permitted within a dwelling provided no buildings or structures ancillary to the principal building contain additional dwelling units;
 - (ii) Only one (1) additional dwelling unit is permitted in an ancillary building; and
 - (iii) An additional dwelling unit shall not be permitted in a group home, boarding house or rooming house.
- b. An additional dwelling unit shall not be permitted in a regulated floodplain regardless of the non-complying status of the existing dwelling unit.

- c. The principal dwelling unit and the additional dwelling unit(s) must share the parking area and yards provided for the principal dwelling unit.
- d. An additional dwelling unit is not exempt from the maximum lot coverage provisions of the Zone in which it is located.
- e. An additional dwelling unit shall not exceed 50% of the gross floor area of the principal dwelling unit, except that when located in a basement, it may occupy the whole of the basement, provided that the finished storey of such basement is located above the level of the sanitary or storm sewer serving the building or structure in which such basement is located, or provided that the additional dwelling unit is serviced by an appropriate sewage pumping facility.
- f. An additional dwelling unit shall be suitable for habitation year-round and shall not be established prior to obtaining a Building Permit. Additional dwelling units shall comply with the Ontario Building Code and Fire Code, as amended.

3.2.2 Entrances

- a. Access from the street or highway to additional dwelling units shall be provided via an existing driveway. The creation of a new driveway for the additional dwelling unit shall not be permitted.
- b. The establishment of an additional dwelling unit shall not result in any new doorway entrance added to the front wall of the principal dwelling unit.
- c. Provision b. of this Subsection does not:
 - (i) Prohibit an internal lobby or vestibule within a common doorway entrance in the front wall;
 - (ii) Prohibit the creation of an additional dwelling unit within a principal dwelling unit that already contains more than one (1) doorway entrance in the front wall;
 - (iii) Require the removal of a doorway entrance to a principal dwelling unit that already contains more than one (1) doorway entrance in the front wall; nor
 - (iv) Prohibit the addition of one (1) doorway entrance along the front wall of a principal dwelling unit on a corner lot where there is no doorway entrance along that front wall, but where there is a doorway entrance along the exterior side wall of the principal dwelling unit.
- d. An additional dwelling unit located in an ancillary building or structure may have one (1) doorway facing the street.
- e. The doorway entrance to an additional dwelling unit that is located within the principal dwelling unit shall be:

- (i) Separate from the entrance to the principal dwelling unit, either as a separate exterior entrance or from a common indoor vestibule shared with the principal dwelling unit.
- (ii) Accessible from the street via a walkway or driveway.

3.2.3 Servicing

- a. An additional dwelling unit shall only be permitted where adequate public or private water and sanitary services are available.
- b. The following provisions shall apply to additional dwelling units located on lots with full municipal services:
 - (i) Additional dwelling units shall connect to the water supply of the principal dwelling unit after the water meter and only one (1) municipal water meter per lot is to be installed.
 - (ii) Additional dwelling units shall connect to the building drain of the principal dwelling unit anywhere on the private side where permitted by the Ontario Building Code. A clean out is to be permanently installed immediately upstream of the connection point.
- c. The following provisions shall apply to additional dwellings located on lots with private services or lots with partial services (i.e., water, sanitary):
 - (i) Additional dwelling units shall be permitted within a single-detached dwelling, a detached additional dwelling unit or an additional dwelling unit located in an ancillary building or structure where sufficient private water or wastewater services levels can be provided, and subject to completion of a Hydrogeology Report to the satisfaction of the Director of Development Services, as required.
 - (ii) A Servicing Report to the satisfaction of the Director of Development Services is required for additional dwelling units on lots smaller than 1.25 ha.

3.2.4 Parking Requirements

- a. A minimum of one (1) parking space shall be provided for each additional dwelling unit in accordance with **Section 4.0 Parking and Loading Provisions** of this By-law.
- b. The establishment of an additional dwelling unit must not reduce the number parking spaces provided for the principal dwelling unit below the minimum required by this By-law.
- c. Notwithstanding any other provision in this By-law, the required parking space for an additional dwelling unit may be provided as a tandem parking space with the required parking space for the principal dwelling unit.

3.2.5 Additional Provisions for Additional Dwelling Units Located in an Ancillary Building or Structure

- a. An additional dwelling unit located in a building or structure that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, or townhouse dwelling, shall be subject to the applicable Zone provisions for the lot coverage of all buildings and structures.
- b. Notwithstanding the maximum height requirement of **Subsection 3.1.4 Height**, an additional dwelling unit located in an ancillary building or structure shall not exceed the maximum height for a principal dwelling unit permitted in the applicable Zone.
- c. Notwithstanding the maximum yard requirements in **Subsection 3.23 Permitted Yard, Setback, and Height Encroachments**, an additional dwelling unit located in an ancillary building or structure shall meet the minimum yard provisions of the applicable Zone.
- d. An additional dwelling unit located in an ancillary building or structure in the Agricultural (AG) and Rural (RU) Zones shall be located a maximum of 60 m from any existing building or structure.

3.3 Agriculture-Related Uses and On-Farm Diversified Uses

3.3.1 Agriculture-Related Uses

Agriculture-related uses to a principal agriculture use may be permitted subject to the following provisions:

- a. The agriculture-related use shall not be permitted in the Environmental Protection (EP) or Environment Protection – Provincially Significant Wetland (EP-W) Zones except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible, and the impact is minimized, and mitigated to the maximum extent possible.
- b. A vegetation protection zone of natural self-sustaining vegetation is to be preserved that is no less than 30 m from wetlands, permanent and intermittent streams, fish habitat, significant woodlands, and Areas of Natural and Scientific Interest (ANSI).
- c. Notwithstanding other provisions of this By-law to the contrary, the maximum lot coverage for an agriculture-related use shall not exceed 10% of the total lot area of the lot on which the use is proposed, to a maximum combined gross floor area of 2,600 m².

- d. The product processed, preserved, packaged and/or stored shall include product from the farm operation on the subject lands, including crops used to produce wines, beers, spirits, or similar products.
- e. If a value-retaining use provides support to surrounding farm operations within the Municipality, it shall be considered an agriculture-related use. Wineries, cideries, or distilleries may use farm products from outside the Municipality and be considered an agriculture-related use.
- f. An agriculture-related use shall be subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.
- g. The agriculture-related use shall be secondary to the principal farm operation on the subject lands.
- h. Prior to an agriculture-related use being established on a property, Site Plan Control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of this By-law.
- i. The use shall comply with applicable noise emission standards of the Ministry of the Environment, Conservation and Parks and where necessary, acoustic fencing, berms or other mitigation measures shall be provided to ensure that off-site sound levels generated by the use meet those standards.
- j. All outdoor storage for an agriculture-related use shall be in accordance with **Subsection 3.22 Outdoor Storage** of this By-law.
- k. The use shall comply with the parking and loading requirements of **Section 4.0 Parking and Loading Provisions** of this By-law.

3.3.2 On-Farm Diversified Uses (OFDU)

Where permitted in this By-law, on-farm diversified uses (OFDU) shall be subject to the following provisions:

- a. The OFDU is located on the same lot as, and is secondary to, the principal agriculture use.
- b. The area of operation for an OFDU shall not exceed a combined total of 1 ha (10,000 m²) or 2% of the lot area on which the use is proposed, whichever is less, provided that:
 - (i) The maximum gross floor area of all buildings and structures shall not exceed 20% of the area of operation provided no single building or structure shall have a gross floor area greater than 1,000 m².

- (ii) Where an OFDU is located within an existing building or structure that has a gross floor area greater than 1,000 m², no more than 1,000 m² of gross floor area of the building or structure shall be used for the OFDU.
 - (iii) In calculating the area of operation, 100% of the area needed for parking spaces for the OFDU shall be included.
- c. The total enclosed floor area of a building or structure devoted to retail sales shall not exceed 50% of the gross floor area of all buildings and structures used in conjunction with the OFDU.
- d. All buildings related to the use shall be located in close proximity to each other with no more than 25 m separation distance between buildings.
- e. Overnight parking of trailers and recreational vehicles on a lot shall be permitted subject to the following provisions:
 - (i) Maximum of five (5) trailers and/or recreational vehicles shall be permitted;
 - (ii) Such trailers and recreational vehicles shall not be parked on the lot for a period exceeding three (3) nights;
 - (iii) The lot shall have a minimum frontage of 60 m and be located on a publicly maintained road;
 - (iv) No electrical, water, or sewage services, including dumping of waste, shall be provided to the trailers and recreational vehicles;
 - (v) Travel trailers and recreational vehicles are permitted on a seasonal basis between May 1st and November 1st;
 - (vi) A trailer or recreational vehicle shall be parked a minimum of 7.5 m from any lot line; and
 - (vii) A landscape planting strip shall be provided in accordance with **Section 3.16 Landscape Planting Strips** to screen the use from the road and neighbouring properties.
- f. All OFDUs shall be subject to Site Plan Control as per the municipality's Site Plan Control By-law No. 119-2023, as amended.
- g. All outdoor storage for an OFDU shall be in accordance with the **Subsection 3.22 Outdoor Storage** of this By-law.
- h. The use shall comply with the parking and loading requirements of **Section 4.0 Parking and Loading Provisions** of this By-law.

3.3.3 On-Farm Diversified Uses (OFDU) with a Winery

Notwithstanding provisions to the contrary, On-Farm Diversified Uses (OFDU) located on the same lot as a winery shall be subject to the following provisions

- a. The OFDU located on the same lot as a winery shall be secondary to the principal agriculture use.
- b. Agriculture-related uses of the winery such as processing, packaging, and storage of agricultural products shall not be included in the calculation of area of operation for an OFDU.
- c. The area of operation for an OFDU shall not exceed a combined total of 1 ha (10,000 m²) or 2% of the lot area on which the use is proposed, whichever is less, provided that:
 - (i) The maximum gross floor area of all buildings and structures shall not exceed 20% of the area of operation provided no single building or structure shall have a gross floor area greater than 1,000 m².
 - (ii) Where an OFDU is located within an existing building or structure that has a gross floor area greater than 1,000 m², no more than 1,000 m² of gross floor area of the building or structure shall be used for the OFDU.
 - (iii) In calculating the area of operation, 100% of the area needed for parking spaces for the OFDU shall be included.
- d. Agri-tourism uses such as a café, restaurant, event venue space, and retail space shall be included in the area calculation of an OFDU.
- e. All OFDUs with a winery shall be subject to Site Plan Control as per the municipality's Site Plan Control By-law No. 119-2023, as amended.
- f. Overnight parking of trailers and recreational vehicles on a lot may be permitted subject to the following provisions:
 - (i) Maximum of five (5) trailers and/or recreational vehicles shall be permitted;
 - (ii) Such trailers and recreational vehicles shall not be parked on the lot for a period exceeding three (3) nights;
 - (iii) The lot shall have a minimum frontage of 60 m and be located on a publicly maintained road;
 - (iv) No electrical, water, or sewage services, including dumping of waste, shall be provided to the trailers and recreational vehicles;
 - (v) Travel trailers and recreational vehicles are permitted on a seasonal basis between May 1st and November 1st;

- (vi) A trailer or recreational vehicle shall be parked a minimum of 7.5 m from any lot line; and
 - (vii) A landscape planting strip shall be provided in accordance with **Section 3.16 Landscape Planting Strips** to screen the use from the road and neighbouring properties.
- g.** All outdoor storage for an OFDU shall be in accordance with the **Subsection 3.22 Outdoor Storage** of this By-law.
- h.** The use shall comply with the parking and loading requirements of **Section 4.0 Parking and Loading Provisions** of this By-law.

3.4 Bed and Breakfast Establishments

Where permitted by this By-law, the following provisions shall apply to the establishment of a bed and breakfast establishment:

- a.** A bed and breakfast establishment shall only be permitted in a single-detached dwelling.
- b.** A bed and breakfast establishment shall be operated by the person or persons whose principal residence is the single-detached dwelling.
- c.** A bed and breakfast establishment shall be limited to a maximum of four (4) guest rooms per establishment.
- d.** A bed and breakfast establishment shall not be established or operated in an accessory building.
- e.** One (1) parking space shall be provided per guest room in addition to the required spaces for the dwelling. Such parking spaces shall be on the same lot as the use and shall comply with the requirements of **Section 4.0 Parking and Loading Provisions** of this By-law.
- f.** Bed and breakfast establishments shall be permitted only in Zones where expressly provided for as a permitted use and shall not be permitted as an accessory use.
- g.** Bed and breakfast establishments shall comply with all regulations and requirements of the Zone where permitted.
- h.** A bed and breakfast establishment may have signage in accordance with the Municipal Sign By-law.

3.5 Canadian Forces Base (CFB) Trenton

- a. Notwithstanding any other height restrictions contained in this By-law, the erection of any building or structure may also be required to comply with the height regulations as prescribed by the Trenton Airport Zoning Regulations, SOR/96-401, as amended.

3.6 Cannabis Production and Processing Facilities

- a. Notwithstanding any other provision of this By-law, a cannabis production and processing facility shall be subject to the following provisions:
- (i) Cannabis production and processing facilities shall only be permitted within the Rural (RU), Rural Industrial (MR), and General Industrial (MG) Zones.
 - (ii) Lands, buildings, and structures associated with cannabis production and processing facilities shall be subject to the required separation distances in **Table 3-1** and are required from Urban Residential Zones, Rural Residential Zones, Institutional (I), Rural (RU), Open Space (OS), and Future Development (FD) Zones, as well as sensitive land uses, including residential, institutional, and public park uses.

Table 3-1: Required Separation Distances for Cannabis Production and Processing Facilities	
Criteria / Location	Required Separation Distance
Cannabis Production and Processing Facilities – Equipped with Air Treatment Control	
i. Located in the Rural Industrial (MR) and General Industrial (MG) Zones	70 m
ii. Located in the Rural (RU) Zone	150 m
Cannabis Production and Processing Facilities – Not Equipped with Air Treatment Control	
i. Located in the Rural Industrial (MR) and General Industrial (MG) Zones	500 m
ii. Located in the Rural (RU) Zone	500 m

- (iii) Required separation distances between a cannabis production and processing facility and any Urban Residential Zone, Rural Residential Zone, Future Development (FD) Zone, Institutional (I) Zone, or Open Space (OS) Zone shall be measured from:
 - a) The edge of the nearest lot line of a sensitive land use; or
 - b) The nearest Zone boundary of any Residential Zone, Future Development (FD) Zone, Institutional (I) Zone, and Open Space (OS) Zones, whichever is closer.

- (iv) Cannabis production and processing facilities must be entirely conducted indoors within a licensed building.
- (v) Cannabis production and processing facilities shall not be permitted within a dwelling unit and shall not be permitted as a home business, or home industry.
- (vi) The licensed producer shall provide to the County notification of a licensed production application and a copy of the current and valid production license issued by Health Canada, as well as notification to the County of Prince Edward Fire Department and the County of Prince Edward Police Service Department.
- (vii) A building or structure used for security purposes for a cannabis production and processing facility is permitted. Such building or structure shall:
 - a) be located in the required front yard;
 - b) not have a floor area that exceeds 20 m²; and
 - c) not be required to comply with the required minimum front yard, side yard and rear yard setbacks.
- (viii) Cannabis production and processing facility operations, including loading spaces and storage, must be located within a wholly enclosed building or fenced yard.
- (ix) Parking shall be provided in accordance with the requirements of **Section 4.0 Parking and Loading Provisions**.
- (x) Loading spaces shall not be permitted within any front yard or any yard adjacent to a street.
- (xi) All development in relation to the establishment of or expansion to a cannabis production and processing facility shall be subject to Site Plan Control under Section 41 of the Planning Act, as amended.

3.7 Community Gardens

Where permitted by this By-law, a community garden shall be subject to the following provisions:

- a. The number of buildings and enclosed structures associated with the community garden shall be limited to two (2) and shall include only a maximum of one (1) accessory storage shed and a maximum of one (1) accessory greenhouse.

- b. The maximum combined gross floor area of all permitted buildings and enclosed structures shall be 70 m².
- c. All buildings and structures associated with the community garden shall be subject to the yard requirements for principal buildings in accordance with the applicable Zone provisions, except that:
 - (i) In no case shall a building or an enclosed structure be located closer than 3 m to any lot line.
 - (ii) In no case shall a building or structure be greater than 4 m in height.

3.8 Established Building Line

Notwithstanding the yard and setback provisions of this By-law, where a building or structure is to be erected on a lot within a Residential, Commercial, or Institutional (I) Zone and where there is an established building line extending on both sides of the lot, the minimum yard for such a permitted building or structure is equal to the average setback of buildings on the same side of the street, provided further that such permitted building or structure is not erected closer to the street line or the centre line of the street, as the case may be, than the established building line existing on the date of passing of this By-law.

3.9 Existing Undersized Lots

- a. Where a lot having a lesser lot area and/or frontage than required in this By-law, but no less than 3 m of frontage, existed prior to the date of passing of this By-law or where such lot was conditionally approved by the County prior to the passing of this By-law, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that all other provisions of this By-law are complied with.
- b. Notwithstanding any yard provisions of this By-law to the contrary, the minimum interior side yard width may be reduced to 3 m and the minimum rear yard depth may be reduced to 7.5 m on a lot that is exempted from lot area and/or lot frontage in accordance with provision a. above.
- c. Where a lot having a lesser lot area and/or frontage than required in this By-law is created as a result of an expropriation or of a conveyance to an authority with the power to expropriate, provisions a. and b. above shall apply.

3.10 Frontage Requirements

3.10.1 Improved Public Street

- a. Except as may otherwise be provided herein, no person shall erect any building or structure unless the lot upon which such building or structure is to be erected fronts upon and is directly accessible from an improved public street or road, maintained year-round.
- b. For the purposes of this section, lots existing on Waupoos Island at the time this By-law comes into effect shall be considered to front upon, and be directly accessible from, an improved public street.

3.10.2 Unassumed Road

Notwithstanding the provisions of **Subsection 3.11.1(a) Improved Public Street**, the provisions of this By-law shall not apply to prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision where a subdivision agreement has been entered into with the County and registered against the lands for dedication as street(s), and where the street or streets will not be assumed by the County at such time as specified in the said agreement and provided all other relevant provisions of this By-law are complied with.

3.10.3 Private Road Right-of-Way

- a. In the Limited Service Residential (LSR) Zone where a lot is accessible by means of a private road or right-of-way providing ingress and egress to an improved public street, the provisions of this By-law shall not apply to prevent the erection, alteration or use of a building or structure for permitted uses, including a single detached dwelling, provided that all other relevant provisions of the By-law are complied with.
- b. Where a building or structure was used as of the date of passing of this By-law for a purpose permitted within the Zone in which it is located, and such building or structure is only accessible by means of a private road or right-of-way providing ingress and egress to an improved public street, the provisions of this By-law shall not apply to prohibit the extension, enlargement, renovation or reconstruction of such structure provided all other relevant provisions of this By-law are complied with.

3.11 Group Homes

In addition to the other provisions of this By-law, the following provisions shall apply to group homes located within the County of Prince Edward:

- a. A group home shall be permitted in any Zone in which a single-detached dwelling is permitted as a principal use, in accordance with the following provisions:

- (i) Group homes shall not be permitted in accessory single-detached dwellings or in additional dwelling units;
 - (ii) Group homes may be permitted in single-detached dwellings and in both units of semi-detached and duplex dwellings, provided that both units are occupied by one (1) group home operation and that the total number of residents (excluding staff or receiving family) in both units does not exceed ten (10).
- b. A group home shall be subject to Provincial approval or licensing as may be required.

3.12 Height Exceptions

The height provisions contained within this By-law shall not apply to the following buildings or structures provided that the use is permitted, or is accessory to a permitted use, within the Zone in which it is located:

- a. Air conditioner or related equipment;
- b. Belfry;
- c. Chimney;
- d. Church spire or steeple;
- e. Clock tower;
- f. External equipment associated with internal building equipment;
- g. Flag pole;
- h. Grain elevator, a barn or silo;
- i. Lightning rod;
- j. Lighting standard;
- k. Parapet;
- l. Radio, television or communication tower or antenna; and
- m. Water storage tank or tower.

3.13 Home Businesses

The following regulations apply to a permitted dwelling wherein a home business is permitted in addition to the principal residential use:

- a. A maximum of one (1) home business shall be permitted per lot and shall be located wholly within the dwelling unit.
- b. A home business shall include, but is not limited to the following uses:
 - (i) Artist studio;
 - (ii) Home-based day care;
 - (iii) Instructional services;
 - (iv) Personal service establishment; and
 - (v) Professional office.
- c. Uses prohibited as home businesses include:
 - (i) Boarding or rooming house;
 - (ii) Restaurant;
 - (iii) A facility offering accommodation or meals;
 - (iv) Sales and servicing of motor vehicles, recreational vehicles, or any motorized equipment; and
 - (v) Any motor vehicle facility, including a motor vehicle body shop, a motor vehicle dealership, a motor vehicle fuel bar, a motor vehicle repair garage, a motor vehicle service station or a motor vehicle wash establishment.
- d. The home business shall employ at least one (1) individual who resides in the dwelling unit and shall not employ more than two (2) individuals who do not reside in the dwelling unit.
- e. A home business shall be clearly secondary to the principal residential use and shall not change the residential character of the dwelling, accessory buildings and the lot and shall not detract from the general character of the neighbourhood, nor be create or become a public nuisance due to terms of noise, traffic, dust, parking, or visual character.
- f. A home business shall not occupy more than 25% of the gross floor area of the dwelling unit or have a gross floor area greater than 45 m², whichever is less, including any area used for the storage of materials and equipment required for the home business.
- g. A home business may have signage in accordance with the Municipal Sign By-law.
- h. Where a home business includes a retail-related use, such product and services must be prepared within the principal dwelling in which the home business is located.

- i. There shall be no outdoor storage of materials, goods or containers associated with the home business.
- j. Parking shall be provided in accordance with **Section 4.0 Parking and Loading Provisions** of this By-law.

3.14 Home Industries

- a. A maximum of one (1) home industry shall be permitted per lot.
- b. A home industry may include:
 - (i) Artist studio;
 - (ii) Custom workshop;
 - (iii) Electrical or plumbing contractor's shop;
 - (iv) Farm-related sales, farm machine and equipment repairs; or
 - (v) Small engine repair and auto repairs.
- c. A home industry shall be permitted on lots with a minimum area of 2 ha.
- d. No more than 25% of the gross floor area of the dwelling shall be used for the purposes of a home industry and/or a permitted home business combined.
- e. The maximum gross floor area of an accessory building or part thereof used for a home industry and/or a permitted home business shall be 112 m² combined.
- f. An accessory building in which a home industry is conducted shall be set back a minimum of 7.5 m from all lot lines.
- g. Outdoor storage for a home industry is permitted subject to the following:
 - (i) The maximum area of such outdoor storage shall be 28 m²;
 - (ii) Areas used for outdoor storage shall be enclosed with an opaque fence that is a minimum of 1.8 m in height;
 - (iii) Material or articles stored in an outdoor storage area shall not be piled or stacked to a height greater than 1.8 m;
 - (iv) Areas used for outdoor storage shall be set back a minimum of 15 m from all lot lines; and
 - (v) Areas used for outdoor storage shall not be located in the front yard and shall be located behind the line formed by the extension of the front wall of the principal building on the lot to each side lot line.

- h. For a home industry involving auto repairs, a maximum of two (2) motor vehicles awaiting service or customer pick-up may be parked on the lot.
- i. Where a home industry includes a retail-related use, such product and services must be prepared on the premises where the home industry is located.
- j. Parking shall be provided in accordance with **Section 4.0 Parking and Loading Provisions** of this By-law.

3.15 Landscaped Area

- a. In any Zone, any portion of any front yard or exterior side yard, which is not used for any other permitted purpose, shall be devoted to landscaped area.
- b. Any land used for landscaped area shall be included in the calculations for lot area, yard, and other requirements, as set forth in this By-law.
- c. Where landscaped area is required as buffering, such landscaping shall be continuous except for a lane, driveway, aisle or walkway which provides access to the lot.

3.16 Landscape Planting Strips

- a. Where the interior side or rear lot line of a Commercial or Industrial Zone abuts a Residential Zone, a planting strip with a minimum width of 2 m adjoining such abutting lot line shall be provided on the lot within the Commercial or Industrial Zone.
- b. Where in this By-law a planting strip is required to be provided and maintained, such planting strip shall consist of a row of trees or a continuous uninterrupted hedgerow of evergreens or shrubs, not less than 1.5 m high at planting, planted immediately adjacent to the lot line or portion thereof along which such planting strip is required. The remainder of the strip shall be used for no other purpose than the planting of shrubs, flower beds, grass or a combination thereof.
- c. In all cases where driveways, walkways or existing buildings extend through a planting strip, it shall be permissible to interrupt the strip within 3 m of the edge of such driveway or within 1.5 m of the edge of such walkway or building.
- d. A planting strip referred to in this Subsection may form a part of any landscaped area required by this By-law.
- e. An opaque fence, 1.8 m in height may be erected for buffering purposes provided it does not intrude into any required sight triangle.

3.17 Minimum Separation Distance – MDS I and II

3.17.1 MDS I – New Non-Farm Uses

- a. Notwithstanding any other yard or setback provision of this By-law, no use shall be established and no building shall be erected or altered unless it complies with the Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks Publication 853 published by the Province, as amended.
- b. MDS shall apply to existing lots of record located in the Agricultural (AG), Rural (RU), and Rural Residential (RR) Zones, except in the cases of renovation or restoration of an existing dwelling unit.
- c. No livestock or manure storage facilities shall be constructed, established or enlarged on a lot unless it complies with the Minimum Distance Separation Two setback (MDS II), as amended.
- d. Notwithstanding the above, in no case shall a livestock facility be constructed, established or enlarged with less than the applicable minimum yards required for the Zone in which such facility is to be constructed, established or enlarged.

3.17.2 Application of MDS Formulae After a Catastrophe

The MDS Formulae do not apply to the reconstruction of a building or structure or livestock and/or manure storage facility if in whole or part destroyed by a catastrophe providing the new or reconstructed building or structure (including a livestock and /or manure storage facility) is built no closer to the surrounding development than existed before the catastrophe and does not result in an increase in Factor A (Odour Potential), B (Nutrient Units), C (Orderly Expansion) and/or D (Manure or Material Form in a Storage Facility) as described in the MDS Implementation Guidelines, as amended.

3.17.3 Application of MDS I Formulae to Existing Lots

Notwithstanding **Subsection 3.17.1 MDS I – New Non-Farm Uses** the following tiered setback will apply to new non-livestock related building construction, excluding accessory buildings or structures, on an existing lot for lands designated in the County of Prince Edward Official Plan, 2021, as amended as Prime Agricultural, Rural and Shore Land in the following order of priority:

- a. Locate the non-livestock related building at a distance that is not less than the minimum distance required for the new building or structure under the Minimum Distance Separation I (MDS I) Formulae and Implementation Guidelines, 2006;
- b. If the setback required by provision a. above cannot be met, locate the non-livestock related building at a distance that is not less than the minimum distance required for

the new building or structure under the Minimum Distance Separation I (MDS I) Formulae and Implementation Guidelines, 1995;

- c. If the setback required by provision b. above cannot be met, locate the non-livestock related building at a distance that is not less than the minimum distance required to double the existing capacity of existing active livestock barn(s), with the same type of livestock and manure storage, under the Minimum Distance Separation II (MDS II) Formulae and Implementation Guidelines, 2006. For the purpose of calculating this setback requirement, any existing liquid manure storage facility will be deemed to be a vertical straight walled storage facility;
- d. If the setback required by provision c. above cannot be met, the owner may apply for a Minor Variance to seek a reduction in the required setback; and
- e. All other applicable zoning requirements shall apply.

3.18 Multiple Uses on One Lot

Where any land, building or structure is used for more than one (1) purpose, the applicable provisions of this By-law which serve to regulate each use shall be complied with, provided that no dwelling shall be erected closer than 1.8 m to any other building or structure on the lot, except for such accessory building or structure, including an additional dwelling in an ancillary building, as may be permitted in accordance with the provisions of **Section 3.1 Accessory Buildings, Structures, and Uses** of this By-law.

3.19 Multiple Zones on One Lot

Where a lot is divided into more than one (1) Zone under the provisions of this By-law, each such portion of the said lot shall be used in accordance with the Zone provisions of this By-law for that portion of the lot.

3.20 Non-Complying Buildings, Structures, and Lots

3.20.1 Existing Buildings and Structures

- a. Where a building or structure was lawfully used on the day of the passing of this By-law, but the building or structure did not meet the requirements of this By-law with respect to provisions other than use on that day, and its use is permitted by the Zone in which the building or structure is located, nothing in this By-law shall prevent the continued use or occupancy of such building or structure.

3.20.2 Alterations to Non-Complying Buildings and Structures

- a. Nothing in this By-law shall prevent the enlargement, reconstruction, renovation or repair of an existing non-complying building or structure provided such enlargement, reconstruction, renovation or repair does not:
 - (i) Further increase non-compliance with any applicable provisions of this By-law; and
 - (ii) Contravene any other provisions of this By-law.

3.20.3 Development on Existing Non-Complying Lots

- a. Development is permitted on any vacant lot existing on the date of passing of this By-law and which Lot is legally non-complying with respect to the provisions of this By-law, provided that the proposed use:
 - (i) Is permitted in the Zone in which the lot is located; and
 - (ii) Does not contravene any other provisions of this By-law.

3.20.4 Expropriation of Lands and/or Road Widening

- a. If any legally existing building or structure would become non-complying as a result of a road widening or an expropriation, by having its front yard, exterior side yard or other setback reduced, the said existing building or structure shall be deemed to be complying for the purposes of this By-law; and
- b. If any legally existing lot would become non-complying as a result of a road widening or an expropriation, by having its lot area, lot depth, and/or frontage reduced, the said existing lot shall be deemed to be complying for the purposes of this By-law.

3.21 Non-Conforming Uses

3.21.1 Continuation of Legal Non-Conforming Uses

- a. The provisions of this By-law shall not prevent the use of any land, building or structure for any purpose prohibited by this By-law, if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose.

3.21.2 Repairs and Renovations

Where a building or structure which was lawfully used on the day of the passing of this By-law is used for a purpose not permitted in the Zone in which it is situated, such building or structure may be repaired or renovated provided that:

- a. The repair or renovation does not include any change of use, or any expansion of the building or structure; and

- b. The building or structure continues to be used for the same purpose for which it was lawfully used on the day of passing of this By-law.

3.21.3 Restoration of Buildings to a Safe Condition

- a. Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof, lawfully used on the date of the passing of this By-law, provided that such strengthening or restoration does not increase the building height, floor area, or volume, or change the use of such building or structure.
- b. Where a building or structure is used for a legal non-conforming use and said building or structure is destroyed or damaged by fire or natural disaster, nothing in this By-law shall prevent the reconstruction or repair of said building or structure for the continuation of the legal non-conforming use, provided that such reconstruction or repair proceeds within three (3) years of the date of the fire or natural disaster and provided that such reconstruction or repair shall take place in the same location as the original building or structure and that there shall be no increase in the ground floor area or gross floor area.

3.22 Outdoor Storage

Where permitted by this By-law, outdoor storage shall be in accordance with the following provisions:

- a. Outside storage shall only be permitted as an accessory use where it is permitted by this By-law. For the purposes of clarity and without limiting the generality of the foregoing, outdoor storage shall not be permitted on a vacant lot.
- b. Outdoor storage shall only be permitted within a rear yard and comply with the minimum rear yard and exterior side yard requirements.
- c. Outside storage shall not be permitted closer than:
 - (i) 5 m to an interior side lot line where the lot line abuts a lot within a Commercial, Institutional, or Industrial zone;
 - (ii) 10 m of a rear lot line or interior side lot line shared with a Residential Zone; or
 - (iii) Within the Agricultural (AG) Zone, 1 m to an interior side lot line where the lot line is adjacent to an AG Zone.
- d. Outdoor storage shall be subject to the maximum lot coverage requirements as set out in this By-law.

- e. Outdoor storage within a Residential or Future Development (FD) Zone and/or public park, area shall be screened by a visual screen containing an opaque fence, wall, or landscaping not less than 2 m in height.
- f. Outdoor storage shall not obstruct any required loading space or parking aisle, notwithstanding the provisions of **Subsection 3.26 Recreational Vehicles**.

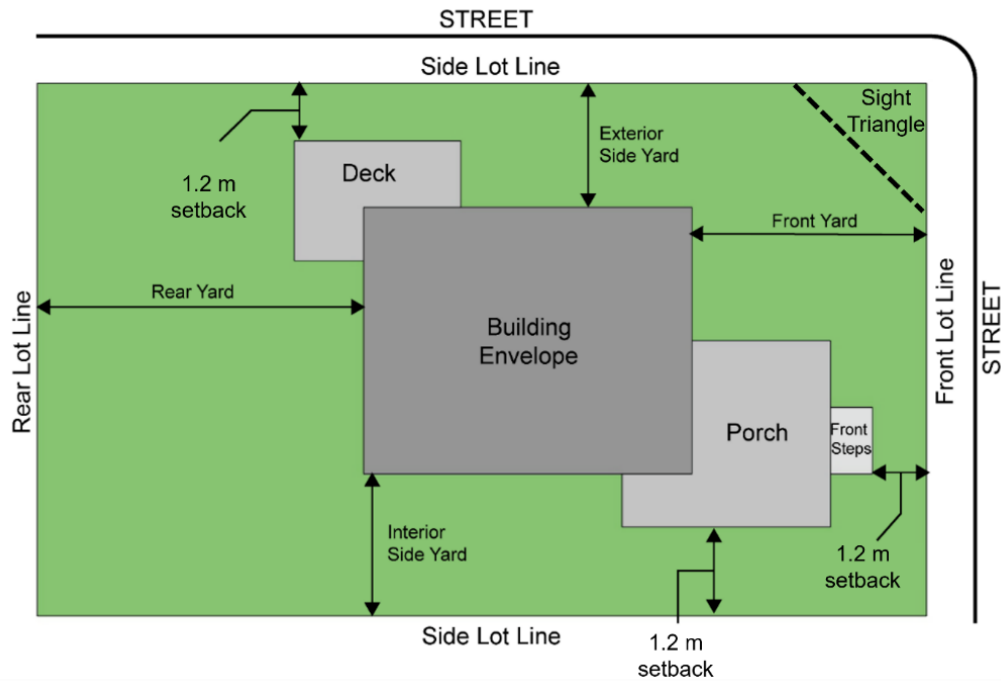
3.23 Permitted Yard, Setback, and Height Encroachments

As listed in **Table 3-2**, the following yard, setback and height encroachments shall be permitted provided such encroachments do not encroach into any required parking space(s).

Table 3-2: Permitted Yard, Setback, and Height Encroachments		
Building Feature / Structure	Yard in which Projection is Permitted	Maximum Permitted Encroachment
a) Poles, drop awnings, clothes poles, flag poles, garden trellises, signs	Any required yard	No limit, subject to applicable licensing and/or regulatory County By-laws.
b) Walls, fences, retaining walls	Any required yard	No limit, subject to the requirements of Subsection 3.31 Special Setback Provisions .
c) Unenclosed fire escapes	Any required yard	1.2 m
d) Ornamental structures, such as sills, chimneys, cornices, cantilevers, eaves, gutters, parapets, pilasters, belt courses	Any required yard	0.5 m, but no closer than 0.8 m to a lot line
e) Bay windows	Any required yard	0.5 m, but no closer than 1.2 m to a lot line
f) Covered or unenclosed balconies and landings	Any required yard, except where excluded in a sight triangle.	2.5 m, but no closer than 1.2 m to a lot line
g) Steps, patios, and exterior stairs that are less than 1.8 m above grade	Any required yard, except where excluded in a sight triangle.	2.5 m, but no closer than 1.2 m to a lot line
h) Decks less than 1.8 m above grade	Required rear yard	No closer than 3.0 m to a lot line
	Required exterior side yard	No closer than 3.0 m to a lot line

Building Feature / Structure	Yard in which Projection is Permitted	Maximum Permitted Encroachment
Decks greater than 1.8 m above grade shall comply with the setbacks of the applicable zone.	All other required yards	2.0 m, but no closer than 1.2 m to a lot line
i) Steps, landings, and ramps for accessibility	Required front yard, rear yard, and exterior side yard	Ramps, steps and landings: 1.85 m, but no closer than 0.5 m to a lot line
	Required interior side yard	0.8 m, but no closer than 0.8 m to a lot line
j) Air conditioners, heat pump units	Any required yard	Within 3 m of the main principal building, and no closer than 0.6 m to any lot line.

Examples of permitted projections:



3.24 Pits and Quarries

3.24.1 Establishing Pits and Quarries

The making or establishment of pits or quarries is prohibited except in the locations and in accordance with the express provisions of this By-law, and no person shall use land or erect any building or structure for the purpose of processing, washing, sorting or screening sand, or gravel, or operating a crushing plant or asphalt plant except as expressly provided for in this By-law.

3.24.2 Wayside Pits and Quarries

Wayside pits and quarries may be established in the Agricultural (AG), Rural (RU), and Extractive Industrial (MX) Zones provided that:

- a. The wayside pit or quarry is opened and operated by the Ministry of Transportation (MTO) or the County or their agents, for the purposes of a specific public road project;
- b. Any portable crusher or asphalt plant is approved and governed by any applicable regulations of the relevant Ministries, and a certificate of approval for a portable hot mix asphalt plant has been obtained; and
- c. An agreement is signed with the County that the wayside pit or quarry shall be rehabilitated upon completion of the public project.

3.25 Public Uses and Utilities

- a. Notwithstanding any other provisions of this By-law, the use of land or the use, construction or re-construction of any building or structure for the purposes of a public use, including but not limited to an institutional use, housing, and supportive housing, but excluding a correctional facility, shall be permitted in the following all Zones.
- b. Notwithstanding anything else contained in this By-law, public uses, including those associated with the County of Prince Edward, the Provincial and Federal Government, a utility company providing public utilities to the County, a transportation service operated by or for the County, parks and recreation facilities, any Conservation Authority established by the Provincial Government, and a Health Unit, may use any land or erect or use any building or structure in any Zone, only for the purposes of public service, provided that:
 - (i) No goods, material, or equipment associated with the public use shall be stored in the open in a Residential Zone;

- (ii) Any building or structure erected in a Residential Zone under the authority of this section shall be designed, constructed and maintained in general harmony with the buildings of the type permitted in the Zone.
- c. Nothing in this By-law shall prevent the use of land for a street or road or private road right-of-way or prevent the installation of a water main, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixture, overhead or underground electrical or telephone line, hydro corridor, electricity generation facility and transmission and distribution system, or other supply line or communication line, or structure clearly ancillary to the foregoing, provided that the location of such street or road or private road right-of-way, main, line, fixture or structure has been approved by the appropriate public authority and all required statutory authorizations and approvals have been obtained.
- d. Notwithstanding provision a., the following uses shall not be permitted in the Environmental Protection (EP), and Environmental Protection – Provincially Significant Wetland (EP-W) Zones:
 - (i) The use of a building or part thereof as a temporary polling station for a federal, provincial or municipal election or referendum;
 - (ii) Public or private cellular and wireless communication towers regulated by Federal authorities;
 - (iii) Wind Turbines or Wind Turbine facility;
 - (iv) Hydro corridors, gas lines, and telecommunications; and
 - (v) Private or public water treating plants, water pumping stations, water storage towers and sewage pumping stations, associated distribution and/or collection lines and similar type uses.
- e. Stormwater management facilities and recreation or walking trails shall be permitted in all Zones, excepting the EP and the EP-W Zones..
- f. Except as provided for above, any other public use not identified in this section shall be permitted only in Zones where listed as a permitted use and the relevant Zone provisions shall apply to the development of the public use in that Zone.

3.26 Recreational Vehicles

- a. The parking or storing of a recreational vehicle such as a boat, motor home, travel trailer or snowmobile shall be permitted in any yard or any private garage, carport, driveway, or other building on a lot provided that the recreational vehicle is placed a minimum of 0.6 m from any lot line.

- b. Where a boat, motor home or travel trailer exceeds 6 m in length, such a boat, motor home or travel trailer may not be parked or stored on a lot in the R1, R2, R3, R4, LSR, and HR Zones, unless it is parked or stored in an enclosed building.
- c. No recreational vehicle shall be parked or located on a public road.
- d. Recreational vehicles may only occupy excess parking spaces and may not occupy off-street parking spaces required for the use.
- e. The minimum number of required parking spaces shall not be occupied or otherwise obstructed by the parking of a recreational vehicle.

3.27 Shipping Containers

Where permitted by this By-law, a shipping container shall be in accordance with the following provisions:

- a. A shipping container shall be considered a detached accessory structure and subject to all requirements for accessory buildings and structures as set out in **Section 3.1 Accessory Buildings, Structures, and Uses** of this By-law, except as provided by this Section.
- b. Notwithstanding **Section 3.1 Accessory Buildings, Structures, and Uses**, a shipping container shall be located a minimum distance of 10 m from any lot line abutting a Residential or Future Development (FD) Zone or any lot used for a residential use.
- c. In Zones other than Agriculture (AG), the maximum number of shipping containers on a lot shall be two (2).
- d. For lands in the Agriculture (AG) Zone, a shipping container shall be subject to the following additional requirements:
 - (i) A shipping container shall only be permitted where the lot area is greater than 0.4 ha;
 - (ii) A shipping container shall not be located closer to a front lot line or an exterior side lot line than the principal building closest to the street line on the lot.
- e. Shipping containers shall not be permitted in the R1, R2, R3, R4, HR, EP, and EP-W Zones.
- f. All shipping containers shall be screened by fencing a minimum of 1.8 m in height or vegetated buffer from any parking or lot used for residential uses.

3.28 Sight Triangles

- a. Notwithstanding any other provision of this By-law to the contrary, no person shall, within a sight triangle as defined in the Ontario Provincial Standards Drawings (OPSD), Ontario Provincial Standards Specifications (OPSS) or County Engineering Standards, as amended, park a motor vehicle, or erect any building, structure or sign, or alter the elevation or grade of the ground in a manner which would obstruct the vision of drivers of motor vehicles or use any land for the purposes of growing plants, shrubs or trees in excess of 0.6 m. in height above the average elevation of the centre lines of the adjacent streets.
- b. The distance to be measured along the street lines to calculate the size of the required sight triangle shall be determined by the type of street that the subject lot has access onto in accordance with **Table 3-3**:

Type of Street	Arterial Road	Collector Road	Local Street or Private Road
Arterial Road	9 m	5 m	3 m
Collector Road	9 m	7 m	5 m
Local Street or Private Road	9 m	9 m	9 m

3.29 Source Water Protection

- a. All development where an application was made under the Planning Act, Condominium Act, or Building Code Act, as amended, will comply with the Clean Water Act through the applicable Source Protection Plans, as amended from time to time.
- b. Intake Protection Zones (IPZ) are identified on the **B-Series Schedules** of this By-law and include all levels of vulnerability for municipal water sources serving the County.
 - (i) In the case of IPZs, the extent of the vulnerable area encompasses subzones IPZ-1 and IPZ-2.
- c. Within vulnerable areas identified on the **B-Series Schedules** of this By-law, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- (i) Permitted uses shall include all uses permitted within the applicable parent Zone.
- (ii) Notwithstanding the permitted uses and Zone provisions of any parent Zones, uses that include the following drinking water threats are prohibited except in accordance with Section 3.29.c(iii):
 - a) The establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the Environmental Protection Act;
 - b) The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
 - c) The storage and management of agricultural source material;
 - d) The handling and storage of non-agricultural source material;
 - e) The handling and storage of commercial fertilizer;
 - f) The handling and storage of pesticide;
 - g) The handling and storage of road salt;
 - h) The storage of snow;
 - i) The handling and storage of fuel;
 - j) The handling and storage of dense non aqueous phase liquid;
 - k) The handling and storage of an organic solvent;
 - l) An airport and specifically the management of runoff that contains chemicals used in the de-icing of aircraft; and
 - m) The use of land as livestock grazing or pasturing of land, an outdoor confinement area or farm-animal yard.
- (iii) Upon the Province issuing any related Provincial Instrument and /or the Risk Management Official (RMO) issuing a Restricted Land Use Notice pursuant to Section 59 of the Clean Water Act, a land use prohibited in Section 3.29.c(ii) is permitted in accordance with the provisions of the underlying Zone(s) and all other applicable provisions of this By-law, as amended.

3.30 Special Events

- a. A Special Event, as defined, is a permitted use in all Zones, except the following:
 - (i) Environmental Protection (EP) Zone;

- (ii) Environmental Protection-Provincially Significant Wetland (EP-W) Zone;
 - (iii) Extractive Industrial (MX) Zone;
 - (iv) Waste Disposal Industrial (MD) Zone;
 - (v) Mobile Home Park Residential (MHR) Zone; and
 - (vi) Future Development (FD) Zone.
- b. A Special Event, as defined, is prohibited on a lot accessed by a private road that fails to meet standards as required by County By-law 3121-2012, as amended.
- c. Provisions in this By-law pertaining to a Special Event shall have no effect on:
- (i) Public use facilities; and
 - (ii) Special Events as ancillary uses directly related to a farm use in the Rural (RU) Zone.
- d. A Special Event is subject to the following provisions:
- (i) The maximum open space gathering area shall be:
 - a) In settlement areas – 30% of lot area up to a maximum of 250 persons
 - b) In non-settlement areas – a maximum of 500 persons
 - (ii) Retail sale of personal goods, homemade food or drink, and arts/crafts is permitted.
 - (iii) A maximum of three (3) mobile food/beverage vendors shall be permitted per Special Event.
 - (iv) Event-based musical or theatrical stages shall have a maximum lot coverage of 40 m².
 - (v) In addition to on-site parking, parking over-flow is permitted on abutting lots having the same zone that are located within 100 m of a Special Event site.
 - (vi) For zones otherwise prohibiting the use of tents and trailers, the following provisions apply:
 - a) Parking and use of tents or trailers is permitted on the same lot for the duration of the Special Event;
 - b) The maximum lot coverage of temporary or event-based tents or trailers shall be 30%, and must be located in the side or rear yard.
 - c) Set up and staging of the tent or trailer may occur up to no more than two (2) days prior to the start date of the Special Event,

however occupation of such tent and trailer shall be not be permitted during this period; and

- d) A one (1) day tear-down period following the special event shall also be permitted.
- (vii) The use of amplified sound shall not exceed 60 Db before 7:00 a.m. and after 11:00 p.m. in all other Zones.
- (viii) Special Events that are non-compliant with (vi)(d) above may be considered through an application to the County for a Temporary Use By-law.

3.31 Special Setback Provisions

3.31.1 Restrictions within the Regulatory Floodplain

- a. Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted within a regulatory flood plain.

3.31.2 Bay of Quinte, Lake Ontario, and Inland Lakes

Notwithstanding the yard and setback provisions of this By-law to the contrary, the following provisions shall apply to land in the vicinity of Lake Ontario, the Bay of Quinte, or other lakes:

- a. No buildings or structures shall be permitted within a horizontal distance of 15 m of the regulatory flood plain, or within a horizontal distance of 6 m from the erosion hazard, or within 6 m of the dynamic beach hazard, or within a horizontal distance of 30 m from the high-water mark where the regulatory flood plain elevation is unknown.
- b. Notwithstanding provision a. above, an unenclosed deck, driveway, boathouse, dock, or shore well may be permitted within 15 m of the regulatory flood plain or within 30 m of the high-water mark, or within 6 m of the erosion hazard, or within 6 m of the dynamic beach hazard, but only with the written approval of Quinte Conservation Authority.

3.31.3 Other Watercourses – Regulatory Flood Plain Elevation Available

Notwithstanding the yard and setback provisions of this By-law to the contrary, the following provisions shall apply to land within the vicinity of all other watercourses where the regulatory flood plain is available:

- a. No buildings or structures shall be permitted closer than a horizontal distance of 15 m from the regulatory flood plain.

- b. Notwithstanding provision a. above, an unenclosed deck, driveway, boathouse, dock, or shore well may be permitted within 15 m of the regulatory flood plain, but only with the written approval of Quinte Conservation Authority.

3.31.4 Other Watercourses – Regulatory Flood Plain Elevation Not Available

Notwithstanding the yard and setback provisions of this By-law to the contrary, the following provisions shall apply to land within the vicinity of all other watercourses where the regulatory flood plain elevation is not available:

- a. No buildings or structures shall be permitted within 30 m of the normal high-water mark.
- b. Notwithstanding provision a. above, an unenclosed deck, driveway, boathouse, dock, or shore well may be permitted within 30 m of the high-water mark, but only with the written approval of Quinte Conservation Authority.

3.31.5 Development Adjacent to Provincially Significant Wetlands

- a. No development shall be permitted within 120 m of the EP-W Zone without the completion of an Environmental Impact Study (EIS), including a wetland evaluation, to the satisfaction of the County. No development shall proceed unless it is in accordance with the requirements of an approved EIS, in addition to any other requirements of this By-law.

3.31.6 Development Adjacent to Wetlands – Non-Significant

- a. No development shall be permitted within 50 m of a non-significant wetland, unless an Environmental Impact Study (EIS) demonstrates, to the County's satisfaction that no negative impacts will occur and subject to any other requirements of the approved EIS.

3.31.7 Development Adjacent to the Environmental Protection Zone

No development, structures, or servicing (i.e., wells, septic systems, tile beds, etc.) shall be permitted within a 30 m setback of the EP Zone unless a permit is issued by Quinte Conservation.

3.31.8 Required Setbacks to Waring's Creek

Notwithstanding the yard and setback provisions of this By-law to the contrary, no development, including buildings or structures, shall be permitted within 50 m of:

- a. The top of bank of Waring's Creek;
- b. Any tributaries of Waring's Creek; and
- c. Wetlands or other environmental features that provide groundwater discharge to Waring's Creek and its tributaries.

3.31.9 Lands in the Vicinity of Escarpments Associated with a Water Feature

Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted closer than 30 m of the top or toe of bank of any identified escarpment without written approval from Quinte Conservation.

3.31.10 Lands in the Vicinity of Inland Escarpments

Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted closer than 30 m from an inland escarpment without the completion of a Slope Stability Study prepared by a qualified geotechnical engineer and peer-reviewed by a qualified consultant.

3.31.11 Provincial Highways

Permits from the Ministry of Transportation (MTO) shall be required for all buildings and structures adjacent to Provincial Highways. MTO may require a setback from Provincial Highways that is greater than required by the applicable Zone provision.

3.31.12 Rights-of-Way

Notwithstanding the yard and setback provisions of this By-law to the contrary, no buildings or structures shall be permitted within 7.5 m of a private right-of-way.

3.32 Special Residential Setback Provisions from Non-Residential Uses**3.32.1 Waste Disposal Industrial Area and Waste Transfer Site**

- a. No new dwelling unit shall be permitted within 300 m of a sewage lagoon.
- b. No new dwelling unit shall be permitted within 500 m of an existing or closed / abandoned waste disposal site or waste transfer site without the approval of the Ministry of Environment, Conservation and Parks (MECP) and the County.

3.32.2 Measurement of Setbacks from Waste Disposal Area

- a. Where a waste disposal facility is the subject of a Certificate of Approval, the setback is to be measured from the boundary of the waste fill area or of the treatment facility as defined in the Certificate of Approval.
- b. Where a waste disposal facility has no Certificate of Approval, the setback is to be measured from the edge of the property on which the facility is located.

3.32.3 Extractive Industrial Zone

- a. Notwithstanding any other yard or setback provision of this By-law, no new Residential, Commercial, Institutional Zone or use shall be permitted within:
 - (i) 300 m of a pit; or

- (ii) 500 m of a quarry.

3.33 Temporary Uses

- a. Any temporary building, structure, or equipment incidental to construction on the premises, including an office for the sale of residential lots or residential units, is permitted in all Zones, other than in Environmental Protection (EP) and Environmental Protection – Provincially Significant Wetland (EP-W) Zones where approved by the County and where an agreement with the provision of securities is executed between the landowner and the County.
- b. The minimum yard setback provisions of the applicable Zone and parking provisions do not apply to these temporary buildings, structures, or equipment.
- c. A sales office or trailer, in conjunction with a residential development, is permitted as a temporary use
- d. A temporary building or structure is permitted in a Commercial or Industrial Zone where approved by the County and where an agreement with the provision of securities is executed between the land owner and the County. The temporary building shall comply with all required setbacks in the applicable parent Zone.
- e. A garden suite is permitted as a temporary use for up to a 20-year period as approved by the County.
- f. Other temporary uses may be authorized from time to time by Temporary Use By-laws passed under Section 39 of the Planning Act, as amended.

3.34 Trailer or Mobile Home Parks

The establishment and use of trailers and mobile homes, including trailer parks or mobile home parks shall be prohibited within the area covered by this By-law, save and except where such parks are expressly permitted.

3.35 Truck or Buses

No truck or bus or structure of any kind, other than a dwelling unit erected and used in accordance with this By-law, the Ontario Building Code, as amended and the Regulations passed thereunder; and, all other By-laws of the County, shall be used for human habitation.

3.36 Outdoor Furnaces

In addition to the other provisions of this By-law, the following provisions shall apply to an outdoor furnace located within the County of Prince Edward:

- a. An outdoor furnace shall only be permitted in the Agricultural (AG), Rural (RU), and Rural Residential (RR) Zones.
- b. An outdoor furnace shall not be located closer than 15 m to any lot line.

3.37 Waste Storage

The storage of garbage and recycling shall be in accordance with the following provisions:

- a. In any Zone where the principal use is an industrial or commercial use, garbage and recycling shall only be stored in a fully enclosed waste containment structure, with or without a roof.
- b. A waste containment structure shall only be permitted in an interior side yard or rear yard.
- c. A waste containment structure, where provided, shall be setback a minimum of 3.0 m from any abutting Residential Zone and shall be subject to all other provisions under **Section 3.1 Accessory Buildings, Structures and Uses**.
- d. A waste containment structure shall not be permitted within any required landscape area or buffer strip.
- e. A waste containment structure shall be located on an area constructed of and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles, such as asphalt, concrete, interlock pavers, permeable pavers, or asphaltic binder.

3.38 Wind Turbines

Wind Turbines shall be subject to the relevant Provincial and Municipal regulations, and necessary approvals shall be obtained from the Province and County, as required. Wind Turbines shall only be permitted in the County through an amendment to this By-law authorized by Council and may be subject to Site Plan Control.

3.39 Winery

In addition to the other provisions of this By-law, the following provisions shall apply to a winery:

- a. A winery shall be permitted subject to the following regulations:

- (i) A minimum 2 ha must be planted with a minimum of 4,000 vines on site, as amended by the Alcohol and Gaming Commission of Ontario (“AGCO”).
- (ii) The retail sale of wine produced on-site shall be permitted subject to the following regulations:
 - a) It shall not conflict with any minimum floor space requirement for licensing approval by the Province of Ontario.

4.0 Parking and Loading Provisions

4.1 Parking Provisions

- a. The owner of every building or structure erected or used for any purpose set forth below shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the building or structure from time to time, minimum off-street parking spaces and parking areas for motor vehicles on the same lot, in accordance with **Table 4-1**, except that commercial uses in the Urban Commercial (UC) Zone are subject to half (50%) of the minimum parking space requirements.

Type of Use	Minimum Number of Parking Spaces Required
Residential Uses	
Additional Dwelling Unit	1 space per dwelling unit
Apartment Dwelling	1.2 spaces per dwelling unit for apartment dwellings
Bed and Breakfast Establishment	2 spaces per dwelling unit plus 1 additional space for each guest room or room which is capable of being rented
Converted Dwelling	1 space per dwelling unit
Dwelling Unit in a Mixed-Use Development	1 space per dwelling unit, in addition to the requirements for the other uses in the development.
Garden Suite	1 space per dwelling unit
Group Home	2 spaces plus 0.5 spaces per guest room
Home Business	2 spaces, in addition to the required spaces for the dwelling unit, which may be provided in tandem
Home-Based Daycare	1 space, in addition to the required spaces for the dwelling unit
Mobile Home Park	1 space within each mobile home site
Retirement Home	0.5 spaces per dwelling unit or bed
Townhouse Dwelling Back-to-Back Townhouse Stacked Townhouse	1.5 spaces per dwelling unit
Rooming / Boarding House	1 space per 3 rooms

Table 4-1: Minimum Off-Street Parking Requirements	
Type of Use	Minimum Number of Parking Spaces Required
Licensed Short-Term Accommodation (STA)	1 space per guest room or 0.5 spaces per guest, whichever is greater
Single-Detached Dwelling	2 spaces per dwelling unit
Semi-Detached Dwelling	2 spaces per dwelling unit
Other Residential Uses	2 spaces per dwelling unit
Non-Residential Uses	
Agricultural Uses, Agriculture-Related Uses, and On-Farm Diversified Uses	
Agricultural Use	No minimum requirement. Where applicable, parking for a single-detached dwelling shall be provided.
Agri-Tourism Use	1 space per 20 m ² of gross floor area
Cidery, Distillery, Micro-brewery	1 space per 20 m ² of gross floor area
Commercial Greenhouse	1 space per 20 m ² of gross floor area
Equestrian Facility	1 space per 100 m ² of gross floor area
Farm Café and Shop	1 space per 20 m ² of gross floor area
Farm Produce Outlet	1 space per 40 m ² of gross floor area
Garden and Nursery Sales and Supply Establishment	1 space per 20 m ² of gross floor area devoted to office use or retail display of materials, and 1 space per 30 m ² of gross floor area devoted to warehouse uses for storage of materials that are not on display for sale
Market Garden Farmer's Market	1 space per 30 m ² of gross floor area
On-Farm Diversified Use	1 space per 40 m ² of gross floor area
Winery	1 space per 20 m ² of gross floor area
Other Agricultural Uses	1 per farm, plus 1.5 spaces per 100 m ² of gross floor area
Commercial Uses	
Animal Hospital	1 space per 30 m ² of gross floor area with a minimum of 3 spaces
Financial Institution	1 spaces per 23 m ² of gross floor area
Commercial Club Private Club	1 space per 30 m ² of gross floor area
Convenience Store	1 space per 28 m ² of gross floor area
Hotel Motel	1 space per guest room, plus 1 space for every 10 m ² of gross floor area devoted to public use (e.g. dining room,

Table 4-1: Minimum Off-Street Parking Requirements	
Type of Use	Minimum Number of Parking Spaces Required
	restaurant, lounge, conference rooms, banquet hall), but exclusive of any lobby
Marina	1 space per 20 m ² of gross floor area of commercial space, plus 1 space per boat slip
Medical Clinic	1 space per 30 m ² of gross floor area
Motor Vehicle Body Shop Motor Vehicle Service Station	1 space per 100 m ² of gross floor area, plus 1 space per service bay
Motor Vehicle Fueling Station	1 space per fuel pump
Motor Vehicle Sales and Service Establishment	2 parking spaces per 100 m ² of gross floor area, with a minimum of 4 parking spaces
Motor Vehicle Washing Establishment	5 spaces in the stacking lane, or, for a self-service carwash, 2 spaces per stall
Office	1 space per 33 m ² of gross floor area
Place of Assembly Place of Entertainment Place of Recreation	5 spaces per 100 m ² of gross floor area of assembly space
Restaurant	1 space per 9 m ² of gross leasable area
Retail Store Retail Food Store Personal Service Establishment	1 space per every 20 m ² of gross floor area
Shopping Centre	4 spaces per 100 m ² gross floor area
Other Commercial Uses	1 space per 33 m ² of gross floor area
Community and Institutional Uses	
Art Gallery Library Museum	1 space for every 56 m ² of gross floor area
Community Centre Place of Worship	The greater of: <ul style="list-style-type: none"> • 1 space for every 6 fixed seats or fraction thereof; or • 1 space for every 9 m² gross floor area
Community Garden	No requirement
Daycare Centre	1 space per 40 m ² of gross floor area
Hospital	1 space for every 2 patient beds, or 1 space per 100 m ² of gross floor area, whichever is greater
Nursing Home	1 space for every 4 patient beds

Table 4-1: Minimum Off-Street Parking Requirements	
Type of Use	Minimum Number of Parking Spaces Required
Day Nursery	1 space per staff member, plus 1 space for every 12 children enrolled in the school
Public Authority Public Use Public Utility	1 space for per 33 m ² of gross floor area of office use plus 1 space per 74 m ² of gross floor area of other uses
Public Park Private Park	No minimum requirement. For any facilities or buildings provided as an accessory use to the private recreation use, parking requirements shall be calculated separately for each use in accordance with Table 4-1
Public School Private School	Elementary school – 1.5 spaces per classroom Secondary school – 2 spaces per classroom
Transportation Terminal	1 space per 28 m ² of gross floor area
Self-Storage Facility	1 space per 100 m ² of gross floor area, plus 1 additional space per 300 m ² of gross floor area in excess of 2,800 m ²
Other Community and Institutional Uses	1 space per 56 m ² of gross floor area
Industrial Uses	
Cannabis Production Facility	1 space per 100 m ² of gross floor area
Light Manufacturing Establishment Heavy Manufacturing Establishment	1 space per 40 m ² of gross floor area
Mineral Aggregate Resource Operation	1 space per 30 m ² accessory office space, otherwise no requirement
Warehouse	1 space per 100 m ² of gross floor area
Other Industrial Uses	5 spaces minimum, and 1 space per 100 m ² of gross floor area or portion thereof for uses with more than 200 m ² of gross floor area
Other	
Accessory Uses	Parking shall be provided for an accessory use at the rate required for the relevant use in Table 4-1 . The total parking requirements shall be the sum of all uses located on site whether main uses or accessory uses.

- b. If the calculation of required off-street parking spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.

4.1.1 Location

- a. Parking areas, parking lots, parking spaces, and related site access, aisles, and circulation areas shall not be located on any part of a municipal right-of-way.
- b. Parking areas and parking lots shall be located a minimum of 1 m from any lot line.
- c. Except as otherwise provided in this By-law, all parking spaces shall be provided and maintained on the same lot and in the same Zone as the principal building or use they, with the exception of:
 - (i) A place of assembly or place of recreation, provided that the parking lot for satellite parking is located a maximum distance of 150 m from the lot containing the principal building or use;
 - (ii) Any permitted non-residential use located in a Commercial Zone or Institutional Zone, provided that the parking lot for satellite parking is located a maximum distance of 150 m from the lot containing the principal building or use under the same ownership; and
 - (iii) An apartment dwelling, provided that the parking lot for satellite parking is located a maximum distance of 150 m from the lot containing the principal building or use.
- d. Where a parking area is provided on lots that abut any Residential Zone, there shall be no parking permitted in the required front yard, and a 1 m landscape strip shall be required adjacent to the side and rear lot lines.
- e. Notwithstanding the above provisions in the Subsection, for the properties listed in **Table 4-2**, parking spaces may be provided at an alternative location. Additional properties may be added to **Table 4-2** through amendment to this By-law.

Property Description / Address	By-law No. (if applicable)	Alternative Parking Location
Giant Tiger, 21 Elizabeth Street, Part of Lot 14, Plan 24, Picton	N/A	Part of Lots 289 & 290, Plan 240, Picton
Lavender Funeral Home, 288 Noxon Avenue, Wellington	N/A	289 Noxon Avenue, Lot 263, Plan 8, Wellington
Pierson's IGA, Lots 121-A, 121-C & 12-D, Registered Plan No. 8, Wellington	N/A	Lot 116, Registered Plan No. 8, Wellington
Drake Devonshire Inn, 20 & 24 Wharf Street, Wellington	100-2022	266 Main Street, Wellington

- f. Notwithstanding any other provisions of this By-law, off-street surface parking spaces may be permitted in accordance with **Table 4-3**.

Table 4-3: Parking Location in Required Yards		
Use	Yard in Which Required Parking is Permitted	Distance of Parking Spaces from Street Line
Apartment Dwelling	Parking may be permitted in any yard with the exception of the front yard or required exterior side yard.	Minimum of 3 m
Other Residential Uses	Parking may be permitted in any yard provided that such parking is located within a driveway which is in accordance with the provisions of Subsection 4.1.5 Parking Space Requirements .	N/A – Provided parking is provided on a driveway
Non-Residential Uses	Parking may be permitted in any yard.	Industrial uses – Minimum of 7.5 m All other non-residential uses – Minimum of 3 m

- g. Nothing in this By-law shall apply to prevent the location of an underground parking area at a 0 m setback in any yard of a lot, provided the structure is completely below grade and landscaped as a yard above grade. If any portion of the underground parking structure is above grade, it must comply with the principal building setback.

4.1.2 Additions to Buildings or Change of Use

- a. If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required by **Table 4-1**.
- b. Where a change in use of the building or structure occurs, parking spaces shall be provided in accordance with the requirements of **Table 4-1**.

4.1.3 Multiple Use Developments

- a. Where a building or structure accommodates more than one (1) type of use, the parking space requirements for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.
- b. Where a building or structure accommodates more than one (1) type of use such that the uses are not in operation at the same time, the number of parking spaces for the whole building shall equal the number of spaces for the use with the greater parking space rate requirements.

4.1.4 Private Garages, Car Ports and Parking Structures

For residential uses, parking spaces located within a private garage, car port, or a parking structure located on the same lot as the residential use may be including in the calculation of total parking spaces.

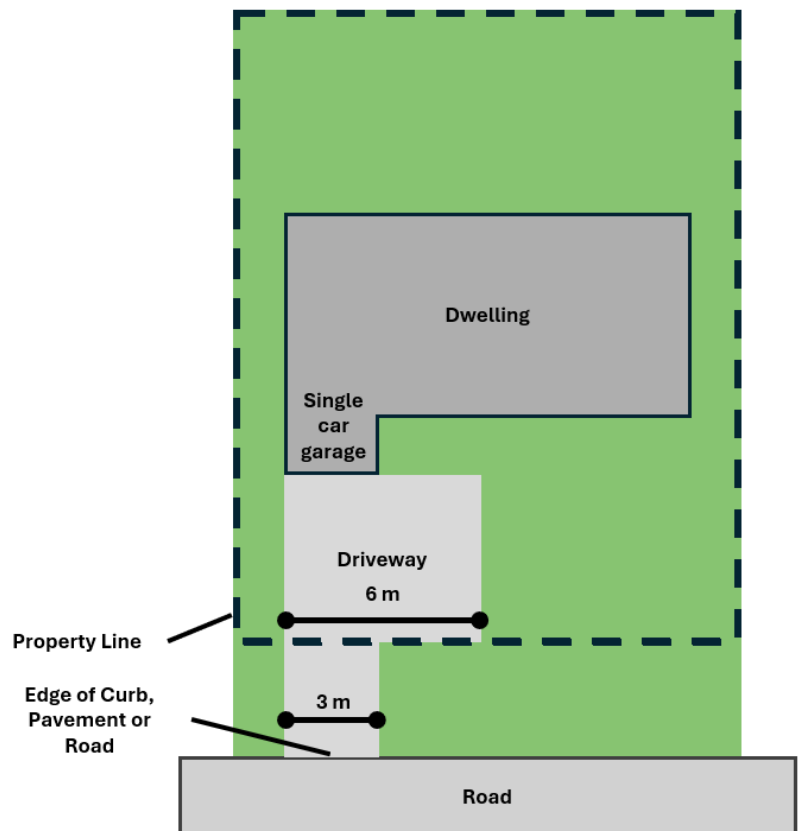
4.1.5 Parking Space Requirements

- a. Parking spaces shall have a minimum length of 6 m and a minimum width of 3 m.
- b. A parallel parking space shall have a minimum length of 7 m and a minimum width of 2.8 m.

6 m by 3 m is the **minimum** allowable dimension for a parking space. Larger parking spaces may be provided subject to compliance with the parking space rate requirements of this By-law.

4.1.6 Parking Areas, Parking Lots, and Parking Aisles

- a. Access driveways leading to a parking area or parking lot shall have a minimum width of:
 - (i) 3 m for one-way traffic for separate entrance and exit driveways; and
 - (ii) 6 m for two-way traffic.
- b. In Residential Zones, the maximum width of all permitted driveways on a lot shall be 6 m along the lot line or 50% of the width of the lot, whichever is less.
- c. In Residential Zones, no driveway shall be extended beyond 6 m in width from property line to edge of curb, pavement and/or edge of road.
- d. A parking aisle providing unobstructed access to parking spaces shall be provided in accordance with **Table 4-4**.



Angle of Parking	Minimum Aisle Width
Parallel parking on one side of aisle	3.7 m
0° to 55°	4 m
56° to 75°	5.8 m
56° to 75°	6 m
Over 75°	6 m

4.1.7 Parking Restrictions

- a. Parking spaces required by this By-law shall be used only for the parking of passenger motor vehicles and motor vehicles used in operations incidental to the permitted uses in respect of which such parking spaces are required.
- b. Parking of the following motor vehicles is prohibited on lots and the road allowances abutting thereto in all Residential, Commercial, Institutional, and Environmental Protection Zones:
 - (i) Buses, excluding school buses;
 - (ii) Construction equipment;
 - (iii) Dump trucks
 - (iv) Farm tractors;
 - (v) Flatbed trucks;
 - (vi) Heavy trucks;
 - (vii) Repair and towing vehicles
 - (viii) Tracked vehicles, except for snowmobiles;
 - (ix) Unlicensed vehicles;
 - (x) Vehicles designed to run only on rails;
 - (xi) Vehicles equipped with more than three (3) axles, excluding spare wheels, designed to support the weight of the vehicle through contact with the ground; and
 - (xii) Vehicles that are in a wrecked or dismantled or inoperative condition.

4.1.8 Parking Area Surface Treatment

- a. Parking area, parking spaces, driveway, and aisles shall be constructed and maintained with a stable surface which is treated to prevent the raising of dust.
- b. In all Zones, except the Agricultural (AG), Rural (RU), and Industrial Zones, parking areas, parking spaces, driveways, and aisles shall be constructed of either asphalt, concrete, interlock pavers, permeable pavers, gravel, or asphaltic binder or similar hard permanent surfaces.
- c. New developments shall provide surface parking in accordance with this Section within one (1) year of occupancy.

4.2 Visitor Parking Space Requirements

- a. Off-street visitor parking must be provided for the land uses at the rates specified in **Table 4-5**.

Table 4-5: Visitor Parking Rates for Permitted Residential Uses	
Land Use	Minimum Number of Visitor Parking Space Rates
Apartment Dwelling	0.1 spaces / dwelling unit
Dwelling units in a Mixed-use Building	0.25 spaces / dwelling unit
Townhouse Dwelling	0.25 spaces / dwelling unit
Residential Mobile Home Park	0.25 spaces / mobile home site

- b. Notwithstanding provision a. of this Section, no visitor parking spaces are required for the first ten (10) dwelling units on a lot, and no more than 30 visitor parking spaces are required per building.
- c. Notwithstanding provision a. of this Section, in the case of a townhouse dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as the dwelling unit, no visitor parking is required for that dwelling unit.
- d. If the calculation of required visitor parking spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.

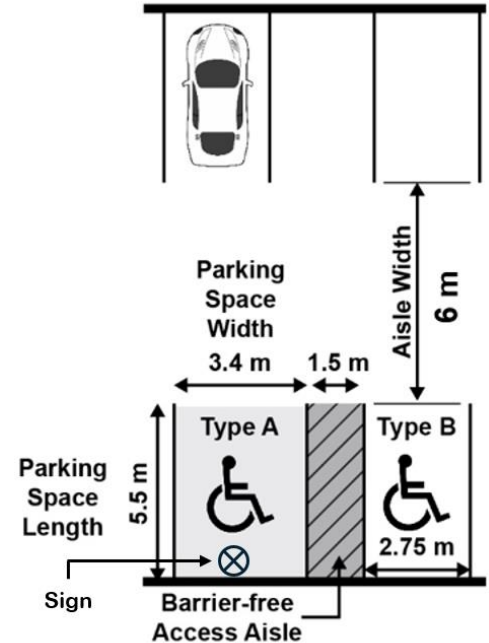
4.3 Barrier-Free Parking Requirements

- a. The minimum number of barrier-free parking spaces shall be in accordance with **Table 4-6**.

Total Required Off-Street Parking Spaces	Required Barrier-Free Parking Spaces
12 spaces or less	1
13 – 100	4% of total required parking spaces
101 – 200	3% of total required parking spaces
201 – 1,000	2% of total required parking spaces
Over 1,000	1, plus 1% of total required parking spaces

- b.** Where parking spaces are required in provision a. above for any non-residential use, barrier-free parking spaces shall not be required in addition to those parking spaces required in **Table 4-1** of this By-law, but rather, these barrier-free parking spaces shall contribute to the total number of parking spaces required.
- c.** The minimum number of barrier-free parking spaces shall be calculated and provided for the total number of parking spaces on the lot, and shall not solely be based on the minimum number of parking spaces required. The calculation of the total minimum number of barrier-free parking spaces required shall be in accordance with the following:
- (i) Where an even number of barrier-free parking spaces are required, an equal number of Type A and Type B barrier-free parking spaces shall be provided.
 - (ii) Where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between a Type A and a Type B barrier-free parking space, while the remainder may be provided as a Type B barrier-free parking space.
- d.** Where Type A barrier-free parking spaces are required, each barrier-free parking space shall be designated by a sign mounted on a post or wall that is visible during the winter months. Such sign shall be mounted at least 1.5 m above grade.
- e.** For any residential use which requires the provision of visitor parking spaces, the following provisions shall apply:
- (i) One (1) Type B barrier-free parking space shall be required where three (3) or more visitor parking spaces are required;
 - (ii) Where more than 12 visitor parking spaces are required, barrier-free parking spaces shall be provided in accordance with the rates established in provision a. of this Section.

- f. Barrier-free parking spaces shall not be required in association with any parking spaces required and provided for emergency service vehicles, motor vehicles displayed for sale, or any other vehicles associated with outside storage.
- g. Barrier-free parking spaces shall have the following:
 - (i) Type A - A minimum width of 3.4 m and a minimum length of 5.5 m;
 - (ii) Type B – A minimum width of 2.75 m and a minimum length of 5.5 m; and
 - (iii) Access provided by a barrier-free access aisle with a minimum width of 1.5 m which extends the full length of the parking space, and which is marked with high tonal contrast diagonal lines (i.e., hatching) on a hard surface. Two (2) barrier-free parking spaces which are adjacent to one another may share one (1) barrier-free access aisle.
- h. Barrier-free parking spaces shall be paved with hard surface materials, shall be reasonably level, and as accessible to the building entrance(s) as possible.
- i. If the calculation of required off-street barrier-free parking spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.



4.4 Bicycle Parking Requirements

- a. In all Zones, bicycle parking must be provided for the land uses at the rates specified in **Table 4-7**.

Use	Minimum Number of Spaces Required
Apartment dwelling, Townhouse dwelling developments consisting of six (6) or more units	0.5 spaces per dwelling unit
Agri-Tourism Use, Winery, and Cidery, Distillery, or Micro-Brewery	A minimum of 4 spaces
Place of Entertainment, Place of Recreation, Farmer’s Market, Office	1 space per 100 m ² of gross floor area

Use	Minimum Number of Spaces Required
School, Public or Private	1 space per 10 students of design capacity and 2 spaces per 35 employees
Other institutional uses	1 space per 100 m ² of gross floor area

- b. Bicycle parking must be located on the same lot as the use or building for which it is provided, and must be located in order to promote convenient access to main entrances.
- c. A bicycle parking space may be located within any yard.
- d. A maximum of 50% of bicycle parking spaces may be located within a required landscaped area.
- e. Bicycle racks shall be provided for bicycle parking on a surface comprised of either brick, asphalt, interlocking pavers or concrete.
- f. Bicycle parking spaces shall be accessed by an aisle with a minimum width of 1.5 m.
- g. When a building or structure accommodates more than one (1) type of use, the bicycle parking space requirements shall be the sum of the requirements for the separate parts of the building or structure occupied by the separate types of use.

4.5 Electric Vehicle Parking Requirements

- a. Required parking spaces may be used as part of electric vehicle supply equipment, whether or not a fee is charged for the use of such electric vehicle supply equipment.
- b. For new development, a minimum of 10% of the required parking spaces for residential uses in the R3 and R4 Zones shall be designed to be electric vehicle ready.
- c. A minimum of 5% of the required parking spaces for non-residential uses in the UC, MG, and MH Zones shall be electric vehicle parking spaces.
- d. If the calculation of required electric vehicle parking spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.
- e. All required electric vehicle parking spaces shall be clearly defined and demarcated.
- f. The requirements of provisions a. through e. shall only be required for buildings or portions of buildings that were not existing on the date of passing of this By-law.

4.6 Loading Space Requirements

- a. Off-street loading spaces shall be provided in accordance with the standards of this By-law in any Zone where a building or use requires frequent receiving, shipping, loading and unloading of goods, wares, materials, articles, or merchandise, in accordance with **Table 4-8**.

Table 4-8: Loading Space Requirements	
Use	Minimum Number of Loading Spaces Required
Residential Uses	
0 – 30 dwelling units	1
31-100 dwelling units	1
101 or more dwelling units	2
Commercial Uses	
Less than 300 m ²	0
300 m ² to 2,000 m ²	1
Greater than 2,001 m ²	2, plus 1 additional space for each 2,800 m ² of gross floor area or part thereof
Industrial Uses	
Less than 300 m ²	1
300 m ² to 7,450 m ²	2
Greater than 7,450 m ²	3, plus 1 additional space for each additional 2,800 m ² , but no greater than 6 loading spaces shall be required

- b. Loading spaces shall be located on the lot occupied by the use for which the spaces are required and such spaces shall not form part of any street or required parking area or parking spaces.
- c. The required loading spaces shall be located in the:
- (i) Interior side or rear yard; and
 - (ii) Exterior side yard provided it is located, arranged, buffered, or screened to reduce the visual impact from the street.
- d. In the yard where a loading space is located, a minimum 3 m landscape strip shall be provided and maintained on the lot line abutting a Residential or Institutional Zone.

- e. No part of a loading space or required manoeuvring area shall be used for vehicular parking or outdoor storage.
- f. Each loading space shall have a minimum width of 3.7 m, a minimum length of 9 m, and a minimum height clearance of 4.3 m.
- g. Access to loading spaces shall be by means of an unobstructed driveway providing ingress and egress from adjacent streets to loading areas, which shall have a minimum width of 3.7 m for one-way traffic and 6 m for two-way traffic. Access to loading spaces shall not require vehicles to use the public right-of-way or street in whole or in part, to move or park.
- h. In all Zones, except the Agricultural (AG) and Rural (RU) Zones, loading spaces and driveways leading thereto shall be constructed of and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles, such as asphalt, concrete, interlock pavers, permeable pavers, or asphaltic binder.
- i. Lighting used for any loading area shall be designed to be dark sky compliant and so as to deflect direct illumination and glare away from adjacent properties and streets.
- j. Where there are two (2) or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.
- k. Notwithstanding any other provisions in this By-law, at least one (1) loading space shall be required for every two (2) units in a multi-tenant industrial business park or shopping centre.
- l. The loading space requirements herein shall not apply to any floor area in existence at the time of passing of this By-law, but shall apply to any additions made thereafter.
- m. Pursuant to compliance with the provisions of **Section 3.37 Waste Storage**, waste Storage areas may be located within an area of a lot used for loading purposes.

5.0 Zones and Zoning Maps

5.1 Establishment of Zones, Symbols, and Section Numbers

- a. The provisions of this By-law shall apply to all lands within the limits of the County of Prince Edward, which are divided into various Zones. The boundaries of these Zones are illustrated in the A-Series Schedules of this By-law. On the A-Series Schedules, Zones, and their classifications are identified by symbols, as shown in **Table 5-1**.

Table 5-1: Establishment of Zones / Overlays, Corresponding Symbols and Section Numbers		
Zone Categories / Zones	Zone Code	Section #
Agricultural and Rural Zones		
Agricultural	AG	6.0
Rural	RU	6.0
Urban Residential Zones		
Urban Residential 1	R1	7.0
Urban Residential 2	R2	7.0
Urban Residential 3	R3	7.0
Urban Residential 4	R4	7.0
Rural Residential Zones		
Hamlet Residential	HR	8.0
Limited Service Residential	LSR	8.0
Mobile Home Residential	MHR	8.0
Rural Residential	RR	8.0
Commercial Zones		
Urban Commercial	UC	9.0
General Commercial	GC	9.0
Local Commercial	LC	9.0
Highway Commercial	HC	9.0
Tourist Commercial	TC	9.0
Trailer Park Commercial	TPC	9.0
Industrial Zones		
General Industrial	MG	10.0
Heavy Industrial	MH	10.0
Rural Industrial	MR	10.0

Zone Categories / Zones	Zone Code	Section #
Extractive Industrial	MX	10.0
Waste Disposal Industrial	MD	10.0
Institutional and Environmental Zones		
Institutional	I	11.0
Open Space	OS	11.0
Environmental Protection	EP	11.0
Environmental Protection - Provincially Significant Wetland	EP-W	11.0
Future Development	FD	12.0

- b. The permitted uses, the minimum size and dimensions of lots, the minimum size of required yards, the maximum lot coverage, the maximum gross floor area, the minimum landscaped area, the maximum height of buildings and all other Zone provisions are set out herein for the respective Zones.

5.1.1 Zone Symbols

- a. The Zone symbols used on any of the A-Series Schedules attached to and forming part of this By-law refer to the use of land, buildings and structures permitted by this By-law in the Zones. Whenever in this By-law the word "Zone" is used, preceded by any of the Zone symbols, such Zone means any area within the County of Prince Edward delineated on any of the Schedules attached to and forming part of this By-law and designated thereon by the Zone symbol.
- b. All the Zone Provisions of this By-law which are applicable to a use or activity, or building or structure shall be deemed to be contained within the Zone in which such use or activity, or building or structure is permitted, unless a specific provision of this By-law provides otherwise.

5.1.2 Exception Zones

- a. Where the Zone symbol designating certain lands, as shown on any of the A-Series Schedules attached to and forming part of this By-law is followed by a dash and a number, for example "MG-1", Exception Zone Provisions apply to such lands. Such provisions are detailed within each Zone classification in a subsection entitled "Exception Zones". Lands designated in this manner shall be subject to all the provisions of this By-law and the applicable Zone, except as may otherwise be provided by the Exception Zone Provisions.

5.1.3 Holding (H) Zones

- a. Where the Zone Symbol, or Exception Zone symbol, designating certain lands, as shown on any of the A-Series Schedules attached to and forming part of this By-law, is followed by a dash and the letter “H”, Holding Zone provisions apply to such lands in accordance with Section 36 Holding Provision By-law of the Planning Act, as amended.
- b. Where a Zone symbol on the A-Series Schedules attached to this By-law, as amended, is followed by the Holding Zone symbol "H", the permitted uses and relevant Zone provisions applicable to that Zone do not apply until such time as the Holding Zone symbol "H" is removed in accordance with the requirements of the Planning Act, as amended.
- c. Where a Holding Zone applies, only those uses, buildings and structures which existed as of passing of this By-law, are permitted, except as may specifically be provided for in the Holding Zone By-law. The strengthening or restoration to a safe condition of any building or structure or part thereof, existing at the date of the adoption of the said By-law shall be permitted, provided that the strengthening or restoration shall not increase the building height, size or volume or change the use of such building or structure.
- d. The Holding Zone provisions shall only be removed by an amending By-law, passed in accordance with Section 34 Zoning By-laws and Section 36 Holding Provision By-law of the Planning Act, and only when Council is satisfied that all appropriate criteria have been met in a manner and form acceptable to Council.
- e. In addition to the above provisions where the Zone symbol is followed by the Special Holding Symbol “H#”, the following provisions shall apply:
 - (i) **Special Holding Provisions (H1)**, the “H1” shall be removed when the owner has entered into, and registered, a site plan agreement, or subdivision agreement with the County. Such an agreement shall address all municipal requirements for the site plan or subdivision.
 - (ii) **Special Holding Provisions (H2)**, the “H2” shall be removed when the owner provides a clearance letter or equivalent from the Minister of Citizenship and Multiculturalism advising that the cultural and/or heritage resource has been appropriately addressed and development can proceed.

5.1.4 Temporary Use Zones (T)

- a. Where the Zone symbol for certain lands shown on any of the A-Series Schedules is followed by “T”, a use or uses in addition to the uses permitted in the parent Zone in which the lands are located shall be permitted for a specific period of time following which the use or uses shall cease.

- b.** Temporary uses shall only be permitted by an amendment to this By-law, which amends the A-Series Schedules by adding “T” to the Zone symbol on the lands where the temporary use is located and by amending the By-law to:
 - (i) Describe the lands on which the temporary use or uses is/are permitted including the municipal address where appropriate;
 - (ii) List the permitted temporary use or uses;
 - (iii) Specify the time period for which the temporary use or uses is/are permitted including the date on which the use or uses is/are to cease, on which date the amendment shall be deemed to be repealed and the temporary use(s) shall be deemed to be repealed and the temporary use (s) no longer permitted; and
 - (iv) Describe any conditions which apply to the temporary use or uses.

5.2 Zoning Schedules

- a.** The extent and boundaries of all the said Zones are shown on any of the A-Series and B-Series Schedules attached to and forming part of this By-law which the A-Series and B-Series Schedules forms a part of this By-law and is attached hereto.
- b.** Road names as delineated on any of the A-Series and B-Series Schedules attached to and forming part of this By-law hereof, have been included as a matter of convenience only. In no case shall the provisions of this By-law be interpreted as to require an amendment to this By-law to permit the changing of the name of a street, road, lane or trail or to permit the changing of the status of a road or road allowance.

5.3 Application

No person shall within any of the Zones defined in this By-law and delineated on the Zoning Schedules, attached to and forming part of this By-law, hereto appended, use any land or erect, build, construct, reconstruct, relocate, excavate for, alter, add to, enlarge, extend or use any building or structure, except in conformity with the regulations of this By-law for the Zone in which such land, building, structure or use is located.

6.0 Agricultural and Rural Zones

6.1 List of Rural Zones

For convenience purposes, the Agricultural and Rural Zones are listed in **Table 6-1**.

Table 6-1: Agricultural and Rural Zones	
Zone	Zone Symbol
Agricultural	AG
Rural	RU

6.2 Permitted Uses and Lot Requirements

- a. No person shall within any Agricultural or Rural Zone, use any lot, building, or structure for any purpose except for uses identified by a “dot” (●) in **Table 6-2**.

Table 6-2: Uses Permitted in the Agricultural and Rural Zones		
Use	Zone	
	AG	RU
Agricultural Uses		
Agricultural Use	●	●
Equestrian Facility	●	●
Agricultural-Related Uses		
Cidery, Distillery, or Micro-brewery	●	●
Commercial Greenhouse	●	●
Farmer’s Market	●	●
Farm Produce Outlet	●	●
Garden and Nursery Sales and Supply Establishment	●	●
Market Garden	●	●
Winery	●	●
Residential Uses		
Single-Detached Dwelling	●	●
Group Home	●	●
On-Farm Diversified Uses	Subject to Subsection 3.3.2 On-Farm Diversified Uses	
Agri-Tourism Use	●	●

Table 6-2: Uses Permitted in the Agricultural and Rural Zones		
Use	Zone	
	AG	RU
Agricultural Event Venue	•	•
Farm Café and Shop	•	•
Home Industry	•	•
Solar Panel System ¹	•	•
Value-Added Farm Use	•	•

Other Uses

Antique Shop	•	•
Conservation Use	•	•
Forestry	•	•
Kennel	•	•
Outdoor Furnace ²	•	•
Wayside Pit or Wayside Quarry		•

Specified Accessory Uses

Subject to **Section 3.0 General Provisions**

Additional Dwelling Unit	•	•
Bed and Breakfast Establishment		•
Bunk House Dwelling	•	•
Garden Suite	•	•
Home Industry	•	•
Home Business	•	•
Mobile Restaurant	•	•
Outdoor Patio	•	•

¹ Subject to Section 3.1.9.

² An outdoor furnace shall not be located closer than 15 m to any lot line.

- b. Any use, building or structure permitted in any Agricultural or Rural Zone in **Table 6-2** must be in accordance with the requirements set out in **Table 6-3**.

Table 6-3: Lot Requirements for Agricultural and Rural Zones		
Standards	Zone	
	AG	RU
Minimum Lot Area	40 ha	10 ha
Minimum Lot Frontage	120 m	60 m

Table 6-3: Lot Requirements for Agricultural and Rural Zones		
Standards	Zone	
	AG	RU
Maximum Lot Coverage	10%	10%

6.3 Zone Standards

Any use, building, or structure permitted in any Agricultural or Rural Zone in **Table 6-2** must also meet the requirements set out in **Table 6-4**.

Table 6-4: Zone Standards for Agricultural and Rural Zones		
Standards	Zone	
	AG	RU
Minimum Front Yard	15 m	15 m
Minimum Exterior Side Yard	15 m	15 m
Minimum Interior Side Yard	9 m	9 m
Minimum Rear Yard	30 m	30 m
Minimum Landscaped Area	n/a	30%
Maximum Building Height	10 m	10 m

6.4 Additional Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the AG, RU, and RR Zones and any site-specific exception thereunder, shall apply and be complied with.

6.5 Rural Exception Zones

Except as specifically exempted or varied with the following site-specific exceptions, all other requirements of this By-law shall apply.

6.5.1 Rural (RU) Exception Zones

RU-1 – Part of Lot 14, Concession 1, North Black River (Ward of South Marysburgh)

- a. The only permitted non-residential use shall be forestry uses, including a sawmill.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 2.6 ha

- (ii) Minimum lot frontage: 200.0 m

RU-2 – Part of Lots 6 and 7, Concession Lakeside East of Cape Vesey (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 3.6 ha
 - (ii) All development, including septic systems and driveways is prohibited below the 1:100 year flood elevation of 75.8 m G.S.C.
 - (iii) The minimum setback for residential uses from any livestock operation on an adjacent property: 220.0 m

RU-3 – Part of Lots 10 & 11, Concession 1 North West West Lake (Ward of Hallowell); Part of Lot 84, Concession 1 & Part Lots 84, Concession 1 Bayside (Ward of Ameliasburgh); Part of Lot 45, Concession 2, West of Green Point & Part Lot 11, Concession 2 SWGP (Ward of Sophiasburgh) (By-law 2065-2007, By-law 2662-2010, By-law 3087-2012 & By-law 3275-2013)

- a. Residential uses shall be prohibited.

RU-4 – Part of Lot 3, Block B (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) A maximum number of five (5) horses are the only livestock permitted on the property.
 - (ii) A barn to house a maximum of five (5) horses shall be located a minimum of 54.8 m from the nearest neighbour's dwelling, in accordance with the Minimum Distance Separation (MDS) Formulae II.
 - (iii) Any house located on the property shall be sited in accordance with the requirements of the Minimum Distance Separation (MDS) Formula I.

RU-5 – Part of Gore "C" (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) The existing dwelling may be used as a converted dwelling, containing a maximum of three (3) dwelling units.
 - (ii) Minimum lot area: 2.9 ha
 - (iii) Minimum lot frontage: 214 m

RU-6 – (Ward of Athol)

- a. A reptile breeding establishment shall also be a permitted use.

RU-7 – Part of Lots 6 & 7, Concession Big Island (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) The barn existing on the date of passing of this by-law shall only be used for the purpose of dry storage only.
 - (ii) The keeping of livestock in the existing barn is prohibited.
 - (iii) Minimum lot frontage: 224.0 m

RU-8 – Part of Lot 75, Concession 3 (Ward of Ameliasburgh)

- a. Access shall only be available from County Road 19.

RU-9 – Part of Lots 53 & 54, Concession 2 (Ward of Ameliasburgh) (By-law 3219-2013)

- a. The following additional provisions apply:
 - (i) Minimum setback from a municipal road: 170.0 m
 - (ii) Minimum side yard: 7.6 m
 - (iii) Minimum setback from the Bay of Quinte: 45.0 m

RU-10 – Part of Lot 54, Concession 5 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Conservation uses shall also be permitted.
 - (ii) Minimum lot frontage: 55.0 m
 - (iii) Minimum setbacks for the main building:
 - a) From the Bay of Quinte: 45.0 m
 - b) From the County Road: 170.0 m

RU-11 – Part Lot 73, Concession 3 (Ward of Ameliasburgh)

- a. Any new dwelling shall be a minimum of 800.0 m from the closest point of the active Ameliasburgh Landfill Site, located on Part of Lot 71, Concession 3.

RU-12 – Part of Lot 84, Concession 2, Ward of Ameliasburgh Lot 102, Concession 5 (Ward of Hillier)

- a. The following additional provisions apply:

- (i) Access to the lot may be provided by a private right-of-way from County Road 1.
- (ii) There is no commitment from or requirement of the County to assume year-round maintenance of the private right-of-way. Levels of service provided to the lot, including the level of emergency response, may be limited or reduced.

RU-13 – Reserved for future use

RU-14 – Part Lot 45, Concession Big Island (Ward of Sophiasburgh)

- a. The following additional uses are permitted:
 - (i) A yoga retreat may be established as a home business in a single-detached dwelling provided that the gross floor area of the yoga retreat use does not exceed 157.9 m² of the floor area of the single-detached dwelling.

RU-15 – Part Lots 36, 37 & 38 Concession 1 West Green Point, Part Lots 36 & 37 Concession 2 West Green Point & Part Lots 20 & 21, Concession Big Island (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 40.0 m

RU-16 – 1331 Victoria Rd. & 85 County Rd 28, Part Lot 67, Concession 2 (Ward of Ameliasburgh) (By-law 2154-2008)

- a. The barn existing on the date of passing of this by-law shall be used for dry storage only.

RU-17 – Reserved for future use

RU-18 – Lots 1 & 2, Concession Long Point (Ward of South Marysburgh)

- a. The following additional uses are permitted: cheese factory, including processing, storage, display, administration functions, and an accessory retail outlet; and uses normally incidental and accessory to the forgoing.
- b. 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.

RU-19 – Lot 16, Concession 1 South Side East Lake (Ward of Athol) and Lots 5 & 6, Concession Lakeside East Cape Vesey (Ward of North Marysburgh) (By-laws 2440-2009 & 2732-2010)

- a. The following additional provisions apply:
- (i) The raising of livestock shall not be permitted.
 - (ii) Minimum lot area: 2.6 ha

RU-20 – Part Lot 75, Concession 6 (Ward of Hillier)

- a. The following additional provisions apply:
- (i) Minimum lot area: 4.6 ha
 - (ii) Maximum floor area of commercial garage: 171.87 m²
 - (iii) The property shall be developed in accordance with a duly registered site plan development agreement as per Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

RU-21 – Part Lots 65 & 66, Concession Irvine & Gerow Gore (Ward of Hallowell) (By-laws 1632-2005 & 1919-2007)

- a. The following additional provisions apply:
- (i) Minimum lot area: 4.0 ha
 - (ii) The barn existing at the date of the passing of the by-law shall be limited to dry storage only and the keeping of livestock shall not be a permitted use.

RU-22 – Part Lot 4, Concession 1 North of Black River (Ward of South Marysburgh) (By-law 2826-2011)

- a. The following additional provisions apply:
- (i) Minimum lot area: 3.6 ha
 - (ii) Minimum front yard: 75.0 m
 - (iii) Minimum interior side yard (west): 30.0 m

RU-23 – 37-38 Lake Avenue Lane, Part of Lot 17, Concession 1 SSEL (Ward of Athol) (By-law 3030-2012)

- a. The following additional uses are permitted: uses, buildings or structures normally incidental and accessory to the permitted uses in the TPC-9 Zone, including a seasonally operated sewage treatment plant, temporary waste depot area, seasonal boat storage area, play fields and recreational equipment.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 2.5 ha
- c. 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.

RU-24 – Part of Lot 12, Concession 2 North of Black River (Ward of North Marysburgh) (By-law 2136-2008)

- a. No new dwelling unit shall be located within 500.0 m of an existing or closed/abandoned waste disposal site without the approval of the Ministry of Environment, Conservation and Parks, and the Municipality.

RU-25 – Part Lot 25 & 26, Concession Big Island (Ward of Sophiasburgh) (By-law 2294-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 2.63 ha
 - (ii) A residential dwelling shall not be permitted unless the existing residential dwelling located in the adjacent OS-6 Zone is removed.
 - (iii) Buildings and structures accessory to the residence located in the adjacent OS-6 Zone shall be permitted.

RU-26 – Part Lots 41 & 42, Concession 1 Bayside (Ward of North Marysburgh) (By-law 2220-2008)

- a. The only permitted uses shall be: single-detached dwelling; and uses, buildings and structures accessory to the foregoing permitted residential use.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1.54 ha
 - (ii) Minimum lot frontage: 102.0 m

RU-27 – Part Lots 36 & 37, Concession 2 West Green Point (Ward of Sophiasburgh) (By-law 2285-2008)

- a. The following additional provisions apply:
- (i) Minimum lot area: 4.37 ha
 - (ii) Minimum Setback from Provincially Significant Wetland: 40.0 m
 - (iii) Minimum setback from existing drainage course: 15.0 m
 - (iv) The barn existing at the date of passage of this by-law shall be limited to dry storage only. The housing of livestock is not a permitted use.
 - (v) A residential dwelling shall not be a permitted use.

RU-28 – Part of Lots 36 & 37, Concession 3 West of Green Point (Ward of Sophiasburgh) (By-law 2336-2008)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 51.8 m
 - (ii) Minimum rear yard: 40.0 m

RU-29 – Part Lot 18, Concession Stinson Block, Plan 1 (Ward of Hillier) (By-law 2300-2008)

- a. The following additional uses are permitted: winery, including wine processing, storage, display, and administrative facilities; retail/tasting facility of not more than 20.0 m²; vineyard; and uses that are normally incidental and accessory to the main permitted uses.
- b. A restaurant shall not be a permitted use.
- c. 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.

RU-30 – 2251 County Road 7, Part of Lot 50, Concession Bayside (Ward of North Marysburgh) (By-law 4166-2018)

- a. The following additional provisions apply:
- (i) Minimum lot area: 4.5 ha
 - (ii) The barn that existed on the date of the passing of this by-law shall be used for dry storage only.

RU-31 – Part Lot 24, Concession 2 Military Tract (Ward of Hallowell) (By-law 2662-2010 & 3018-2012)

- a. The following additional provisions apply:

- (i) Minimum lot area: 2.2 ha
- (ii) All accessory buildings will be for dry storage only. The keeping of livestock is not permitted.

RU-32 – 355 County Road 13, Part of Lots 6 & 7, Concession North of Black River (Ward of South Marysburgh) (By-law 3410-2014)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 3.5 ha
 - (ii) The maximum size of livestock facility shall be limited to a facility sufficient to house no more than two (2) horses or equivalent Nutrient Units as determined by the Nutrient Management Protocol without the preparation of a Minimum Distance Separation II calculation as set out in this By-law.

RU-33-H – 1510-1520 Fish Lake Road, Part of Lot 21, Concession 2 (Ward of Sophiasburgh) (By-laws 3596-2015 & 3821-2016)

- a. A residential dwelling and uses accessory to a dwelling shall not be a permitted use while the Holding (H) Symbol is in place.
- b. A by-law shall not be enacted to remove the "Holding" (H) Symbol until:
 - (i) Proof of a groundwater source has been obtained in accordance with the County Well Policy for Residential Lots, as amended.

RU-34 – 1047 County Road 15, Part of Lot 30, Concession 1 West of Green Point (Ward of Sophiasburgh) (By-law 3631-2015)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 2.82 ha
 - (ii) The front yard setback for the existing buildings shall be that which existed on the date of the passing of this by-law, with all new structures or additions complying with the provisions of this By-law.

RU-35 – 146 Crofton Road, Part of Lot 60, Concession 2 Broken Front (Ward of Sophiasburgh) (By-law 3619-2015)

- a. The following additional uses are permitted: Existing garage and storage shed limited to personal use only.
- b. The following additional provisions apply:
 - (i) Existing garage has a maximum gross floor area of 140.0 m²

- (ii) Existing shed has a maximum gross floor area of 93.0 m²
- (iii) That the minimum interior side yard setback for the existing garage be 5.48 m.

RU-36 – 94 Water Road, Part Lot 26, Concession 2 West of Green Point (Ward of Sophiasburgh) (By-law 3736-2016)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1.55 ha
 - (ii) Minimum interior side yard of the zone boundary on the east side: 0 m
 - (iii) The lands are considered a Type B land use when calculating the Minimum Distance Separation.
- b. The following additional uses are permitted:
 - (i) Cultural and entertainment facilities including wedding ceremonies and receptions.
 - (ii) The former church building on the property may be used for such cultural and entertainment uses such as wedding ceremonies and receptions and that the requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, related to Site Plan Control shall apply only for the cultural and entertainment uses. All uses shall not be subject to Site Plan Control.
- c. The former church building that existed on the date of the passing of this by-law may also be used for artisanship and workshops as a rural home business not subject to the requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

RU-37-H – Part of Lots 105 & 106. Concession 3 (Ward of Ameliasburgh) (By-law 3838-2016)

- a. A residential dwelling and uses accessory to a dwelling shall not be a permitted use while the holding (H) Symbol is in place.
 - (i) A by-law shall not be enacted to remove the “Holding” (H) Symbol until:
 - (ii) Proof of a groundwater source has been obtained in accordance with the County Well Policy for Residential Lots, as amended; or,
 - (iii) Proof of connection to the municipal water system in accordance with the County Water Connection Charges for residential development, By-law 3209-2013, as amended.

RU-38 – 3668 County Road 13, Part of Lots A and B, Concession South of Prince Edward Bay (SPEB) (Ward of South Marysburgh) (By-law 3933-2017)

- a. The following additional provisions apply:
 - (i) Minimum setbacks of existing building: existing setbacks.

RU-39 – 931 County Road 8, Part of Lot 9, Concession 2 South of the Bay of Quinte (Ward of North Marysburgh) (By-law 3951-2017)

- a. The following additional uses are permitted: one (1) special event venue; That lands are considered a Type B land use when calculating Minimum Distance Separation; buildings and structures accessory to the forgoing list of permitted uses.
- b. Any large-scale expansion or new building is subject to Site Plan Control.
- c. The following additional provisions apply:
 - (i) A maximum of 150 people at an event is permitted.
 - (ii) No person shall make, cause or permit noise or vibrations so as to be heard or felt or otherwise perceived outside of the property in excess of the normal business practice and exceeding 60 Db before 7:00 a.m. and after 11:00 p.m.
 - (iii) An onsite parking lot containing no less than 25 spaces.
 - (iv) Waste containers shall be contained in a wholly enclosed structure, screened from the venue and neighbouring properties.
 - (v) Lighting be directed down and away from neighbouring properties and the roadway.
- d. The site-specific by-law does not take force until the following criteria have been met to the satisfaction of the Municipality:
 - (i) The construction of parking lot area containing no less than 25 spaces is developed.
 - (ii) The parking area be screened from the roadway through use of a vegetative buffer or fencing structure.
 - (iii) A new commercial entrance permit is applied for and obtained from the County for the new parking area.
 - (iv) The converted structure hosting the reception be insulated to dampen noise.

RU-40 – 409 County Road 3, Part Lot 64, Concession 1 (Ward of Ameliasburgh) (By-law 4072-2017)

- a. The following additional provisions apply:

- (i) Minimum lot frontage: 31.4 m
- (ii) Minimum setbacks from the front lot line: 290.0 m

RU-41 – 1808 Fish Lake Road, Part of Lot 18, Concession 2, West of Green Point (Ward of Sophiasburg) (By-law 4073-2017)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 3.18 ha
 - (ii) The barn existing as the date of the passing of this by-law shall not be used for the purposes of housing livestock.

RU-42 – Part of Lot 90, Concession 3 (Ward of Ameliasburgh) (By-law 4119-2017)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 9.0 ha
 - (ii) The barn existing shall not be used for the purposes of housing livestock.

RU-43 – 2519 Victoria Road, Part of Lot 98, Concession 2 Bayside (Ward of Ameliasburgh) (By-law 4144-2018)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 7.5 ha
 - (ii) The minimum exterior side yard setback for existing buildings shall be that which existed on the date of the passing of this By-law, all new buildings shall comply with the provisions of the RU Zone.

RU-44 – Reserved for future use

RU-45 – Part of Lot 11, Concession 2 North of Black River, Part 5 on 47R-4609 (Ward of North Marysburgh) (By-law 4387-2019)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 7.0 ha
 - (ii) Basement openings shall be constructed to an elevation that is above the top of the seasonal ground water table.

RU-46 – Part of Lot 10, Concession 2 North of Black River, Part 1 on 47R-4609 (Ward of North Marysburgh) (By-law 4386-2019)

- a. The following additional provisions apply:

- (i) Minimum lot area: 7.0 ha
- (ii) Basement openings shall be constructed to an elevation that is above the top of the seasonal ground water table.

RU-47 – 1469 Fish Lake Road, Part of Lot 22, Concession 2 West of Green Point (Ward of Sophiasburgh) (By-law 4232-2018)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 4.0 ha
 - (ii) Basement openings shall be constructed to an elevation that is above the top of the seasonal ground water table.

RU-48 – Part of Lot 4, Block 15, Hill Top Road (Ward of South Marysburgh) (By-law 4268-2018)

- a. The following additional provisions apply:
 - (i) Minimum dwelling unit area requirement: 65.0 m²
 - (ii) Minimum lot area: 9.95 ha

RU-49 – 99 Badgley Road Part of Lot 90, Concession 2 as in PE153011 save and except Parts 1, 2, 3, 4 and 5 on 47R-8151 (Ward of Ameliasburgh) (By-law 4298-2018)

- a. Maximum height of an accessory building: 7.5 m
- b. An additional dwelling unit above a workshop in an accessory building is permitted to have a maximum dwelling unit area of 170 m².

RU-50 – 276 County Road 39, Part Lot 4 Plan 1 as in PE128792 subject to PE128792 (Ward of Hiller) (By-law 131-2022)

- a. The following additional provisions apply:
 - (i) The setbacks of the buildings existing on the day of the passing of this by-law are considered legal non-complying.
 - (ii) Minimum lot size: 3.7 ha

RU-51 – 124 School House Road (Ward of Athol) (By-law 158-2022)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 2.52 ha
 - (ii) The keeping and housing of livestock on the property will be limited to a maximum of 3 Nutrients Units, as amended through OMAFA.

- b. The keeping and housing of livestock on the property shall only be permitted in the rear yard as defined on the date of the passing of this By-law.

RU-52 – Reserved for future use

RU-53 – 1927 County Road 10 (By-law 2954-2011)

- a. The following additional uses shall be permitted:
 - (i) Restaurant to a maximum of 30 seats, including any outdoor patio areas;
 - (ii) Tourist inn to a maximum of 12 bedrooms;
 - (iii) Meeting/banquet facility for cultural, educational and entertainment events and private functions;
 - (iv) One (1) accessory apartment unit for an on-site employee, and
 - (v) Uses, buildings and structures accessory to the permitted uses, such as agricultural processing and administrative facilities;
- b. The restaurant, tourist inn and banquet/meeting facility shall be located within the buildings as existed at the date of passing of this by-law.
- c. 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

RU-54 – 229 and 207 County Road 20 (By-law 77-2022)

- a. The following additional provisions apply:
 - (i) The setbacks of the buildings existing on the day of the passing of this by-law are considered legal non-complying.
 - (ii) Minimum lot size: 6.6 ha

RU-55 – 996 Kelly Road

RU-56 – 446 Smokes Point Road (Ward of Ameliasburgh) (By-law 78-2022)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 258.0 ha
 - (ii) The keeping and housing of livestock on the property will be limited to a maximum of five (5) medium framed horses, or the equivalent number of livestock/nutrient units, as amended through OMAFA.

RU-57 – 1272 County Road 8 (By-law 92-2022)

- a. The following additional provisions shall apply:
- (i) Furniture workshop is an additional permitted use.
 - (ii) The Site Plan control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended shall apply.

RU-58 – 313 County Road 15 (By-law 90-2022)

- a. Residential uses are prohibited.

RU-59 – 2026 County Road 17 (Ward of South Marysburgh) (By-law 138-2023)

- a. The following additional provisions apply:
- (i) Minimum lot area: 8.6 ha

RU-60 – Reserved for future use

RU-61 – 37 Bellavista Drive (By-law 139-2023)

- a. The following additional provisions apply:
- (i) Minimum lot area: 3.5 ha
 - (ii) Maximum number of dwelling units per lot: 2

RU-62 – 2511 County Road 15 (By-law 15-2023)

- a. The following additional provisions apply:
- (i) Minimum lot area: 5.0 ha
 - (ii) Minimum front yard setback: 7.1 m

RU-63 – South of 1668 County Road 19 (Ward of Ameliasburgh) (By-law 166-2023)

- a. The following additional provisions apply:
- (i) Minimum lot area: 5.67 ha

RU-64-H – 1539 County Road 7, Ward of North Marysburgh (By-law 60-2023)

- a. The following additional provisions apply:
- (i) Minimum lot area: 5.9 ha
 - (ii) Minimum front yard depth of existing buildings: existing

- b. Upon removal of the “Holding” (H) symbol, the uses and zone provisions of the OS Zone shall apply.
- c. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot area.

RU-65 – East of 493 County Road 27 (Ward of Hillier) (By-law 85-2023)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 7.53 ha

RU-66 – 476 County Road 28, Part of Lots 60-61, Concession 2 & 3 Bayside (Ward of Ameliasburgh) (By-law 4142-2018)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 3.0 ha
 - (ii) The minimum setbacks are those that existed on the date of the passing of this by-law.

RU-67 – 577 Water Road, Lot 20, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 9.0 ha
 - (ii) Minimum lot frontage: 0 m
 - (iii) The written approval of Quinte Conservation Authority shall be required prior to the issuance of an access, septic, or building permit.

RU-68 – Lot 6, Concession South East Carrying Place (Ward of Ameliasburgh)

- a. The use of the barn existing at the date of passing of this by-law shall be limited to dry storage only.

RU-69 – Part Lots 61 & 62, Concession 2 (Ward of Ameliasburgh) (By-law 2276-2008)

- a. The following additional uses are permitted: winery, including wine processing, storage, display, and administrative facilities; retail/tasting facility of not more than 232.3 m²; vineyard; and uses that are normally incidental and accessory to the main permitted uses.
- b. A restaurant shall not be a permitted use.
- c. A banquet hall facility shall not be a permitted use.
- d. 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.

RU-70 – Part Lots 6, 8, 9, Plan 2, Concession Gore K. (Ward of Hallowell) (By-law 2312-2008)

- a. The following additional uses are permitted: abattoir, located in the building as existing at the time of passing of this By-law.
- b. The reconstruction, renovation and/or enlargement of the existing Abattoir building.

RU-71 – 1927 County Rd. 10, Part of Lots 1 & 2, Concession 1 South Side of East Lake (Ward of Athol) (By-law 2954-2011)

- a. The following additional uses shall be permitted:
 - (i) A restaurant to a maximum of 30 seats, including any outdoor patio areas;
 - (ii) A tourist inn to a maximum of 12 bedrooms;
 - (iii) A meeting/banquet facility for cultural, educational and entertainment events and private functions;
 - (iv) One (1) accessory apartment unit for an on-site employee, and
 - (v) Uses, buildings and structures accessory to the permitted uses, such as agricultural processing and administrative facilities.
- b. The restaurant, tourist inn and banquet/meeting facility shall be located within the buildings as existed at the date of passing of this by-law.
- c. 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.

RU-72 – 2705C County Road 7 and Adjacent Vacant Lot, Part Lots 46 & 47, Concession 1 Bayside (Ward of North Marysburgh) (By-law 2952-2011)

- a. The following additional provisions apply:
 - (i) Access to the lot may be by means of a right-of-way from County Road 7.
 - (ii) There is no commitment from or requirement by the Municipality to assume year-round maintenance of the aforementioned right-of-way and levels of service provided to the lot may be limited or reduced, including the level of emergency response to the lot.

RU-73 – 3026 County Road 15, Part Lot 7, Concession 1, West of Green Point, County Road 15, Ward of Sophiasburgh & 242 County Road 27 Fronterra Farm Brewery, Part Lot 33, Concession 3, County Road 27 (Ward of Hillier) (By-laws 3031-2012 & 3425-2014)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 9.1 m

RU-74 – South of 1398 Old Milford Rd, Part Lot 21-22, Concession 1 North of Black River South Marysburgh Being Parts 1, 2, 3, 4, 5, 10, 11 on 47R8848; S/T SM4831; S/T SM4832 (Ward of South Marysburgh) (By-law 115-2021)

- a. Basements shall be prohibited, except where the finished floor elevation of a basement floor is not below the existing grade.
- b. Residential uses are prohibited within 305.0 m of the northeast corner of the lot.

RU-75 – 18662 Loyalist Parkway (By-law 149-2023)

- a. The following additional provisions apply:
 - (i) Minimum front yard setback for existing dwelling: 5.8 m.
 - (ii) Minimum east interior side yard setback requirement for existing accessory buildings: as existing.
 - (iii) Minimum interior side yard setback requirement for existing barn: 2.6 m.
 - (iv) Maximum lot coverage for existing accessory structures: 3.7 %.
 - (v) Minimum lot area: 19.3 ha.
 - (vi) Minimum rear yard setback requirement for existing barn: 6.43 m.

RU-76-H – 17945 Loyalist Parkway, Part of Lot 18, Concession 1 (Ward of Hillier) (By-law 191-2023)

- a. The following additional provisions apply:
 - (i) A winery is permitted.
 - (ii) Maximum height of an architectural feature located on the main winery building 16.5 m.
 - (iii) Maximum height of accessory structure: 10.0 m.
 - (iv) A minimum of 72 parking spaces shall be provided on site.
- b. A By-law shall not be enacted to remove the "Holding" (H) symbol until such time as
 - (i) The on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP); and
 - (ii) A Site Plan has been approved by the municipality and a Site Plan Control Agreement has been executed and registered on title of the land.

RU-77 – 2747-2947 Victoria Road, Part of Lots 101, 102 & 103, Concession 2 (Ward of Ameliasburgh)

- a. The following additional uses are permitted: motor vehicle and farm implement welding and fabrication; production of antique motor vehicle fiberglass reproductions; and enclosed dry storage including the storage of motor vehicles.

RU-78 – 642 Waupoos Island Lane (Ward of North Marysburgh)

- a. Access to the lot is provided by a seasonally maintained municipal road on Waupoos Island, which does not have a direct transportation link to the mainland.
- b. There is no commitment or requirement by the municipality to assume year-round maintenance of the seasonally maintained road and levels of service provided to the lot may be limited or reduced, including the level of emergency response to the lot.

RU-79 – 671, 684, 985 County Road 2, Part Lots 1 & 2, Concession 2 (Ward of Hillier)

- a. The following additional uses are permitted: maximum of five (5) migrant workers cottages.

RU-80 – Part Lots 1, 2, 3 4, 5, 6 & 7, Concession Waupoos Island (Ward of North Marysburgh) (By-law 2153-2008)

- a. Agricultural buildings and structures are the only permitted uses.
- b. A single-detached dwelling is prohibited.
- c. Access to the lot shall be provided by Waupoos Island Lane, a specially designated seasonal unmaintained road allowance, described in County Policy RD 710 A – Waupoos Island Seasonal Road Policy. Regular maintenance of Waupoos Island Lane will not be provided. There is no commitment or requirement by the municipality to assume year-round maintenance of the road and levels of service provided to the lots may be limited or reduced, including the level of emergency service. There is no commitment or requirement by the municipality to provide for public ferry service and/or transportation to/from the mainland.
- d. Owners of lands shall be solely responsible for obtaining and providing adequate off-site mainland parking for their holding. There shall be no commitment or cost incurred by the Corporation of the County of Prince Edward to provide mainland parking.

RU-81 – 2175 County Road 3, 2181 County Road 3, Part Lot 86 & 87, Concession 1 (Ward of Ameliasburgh) (By-law 2675-2010)

- a. The following additional provisions apply:

- (i) Minimum lot frontage: 56.6 m
- (ii) Residential uses shall be prohibited.
- (iii) The buildings and structures existing on the date of the passage of this by-law shall be for dry storage only.
- (iv) Any new livestock buildings shall be required to meet the Minimum Distance Separation requirements.

RU-82 – North of 489 Elmbrook Road (By-law 3641-2015)

- a. A single-detached dwelling is not a permitted residential use
- b. For the purposes of providing habitat for the Eastern Meadowlark and Bobolink bird species, the following restrictions apply:
 - (i) The area shall not be harvested, mowed, or cut between April 1 and July 31 of any year.
 - (ii) If the habitat is used for pasture, grazing farm animals must be excluded from at least 50% of the habitat from April 1 until July 31 of each year.

RU-83 – 931 County Road 8, Part of Lot 9, Concession 2 South of the Bay of Quinte (Ward of North Marysburgh) (By-law 3951-2017)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: as shared with the RU-39 Zone.

RU-84 – 575 Crowes Road, Part Lot 26 Concession 1 North of Black River Part 1 47R7339, (Ward of South Marysburgh) (By-law 4482-2019 & 249-2021)

- a. The following additional uses are permitted:
 - (i) One (1) special event venue located within one (1) converted barn having a maximum gross floor area of 112 m².
 - (ii) One (1) assembly tent having a maximum ground floor area of 225 m² used as such for a maximum frequency of six (6) events per annum.
- b. The following additional provisions apply:
 - (i) A maximum of 125 people at an event is permitted;
 - (ii) That the lands are considered a Type B land use when calculating Minimum Distance Separation;
 - (iii) No person shall make, cause or permit noise or vibrations so as to be heard or felt or otherwise perceived outside of the property in excess of the normal

business practice and exceeding 60 dB before 7:00 a.m. and after 11:00 p.m.;

- (iv) An on-site parking lot containing no more than 45 spaces;
- (v) Buildings and structures accessory to the forgoing list of permitted uses;
- (vi) Waste containers shall be contained in a wholly enclosed structure, screened from the venue and neighbouring properties; and
- (vii) Lighting be directed down and away from the neighbouring properties and the roadway.

RU-85 – 1198 Salem Road (By-law 114-2023)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 5.4 ha
 - (ii) Minimum frontage: 56.0 m

RU-86 – 1226 County Road 35 (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 29.0 ha

RU-87 – 2590 County Road 15 (Ward of Sophiasburgh)

- b. A private nature school is also a permitted use.
- c. The following definition applies:
 - (i) Private nature school is defined as a private school that provides primary-level education that includes a standard curriculum that also includes nature-based recreational and educational activities such as nature walks and outdoor skills classes.
- d. The following additional provisions apply:
 - (i) Maximum floor area for classrooms: 147.0 m²
 - (ii) Maximum occupancy for the school site shall be equal to maximum occupancy of indoor classrooms.

RU-88 – Lots 1, 2, 3 and 4, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 29.0 ha
- a. RU-89 –Reserved for future use.

RU-90 – South of 3123 County Road 2, Part Lot 71, Concession 4 Bay Side (Ward of Ameliasburgh) (By-law 57-2024)

- a. Minimum lot area: 7.3 ha
- b. Minimum setback from existing waste disposal sites: 150 m

RU-91 – South of 3123 County Road 2, Part Lot 71, Concession 4 Bay Side (Ward of Ameliasburgh) (By-law 58-2024)

- a. Minimum setback from existing waste disposal sites: 150 m

RU-92 – 1381 & 1447 County Road 3 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 16 ha
 - (ii) Minimum lot frontage: 25.9 m
 - (iii) Minimum front yard for a single-detached dwelling: 225 m

RU-93-H – Point Petre Lots (Ward of Athol)

- a. The following additional provisions apply:
 - (i) No person shall within a RU-93-H Zone erect any building or structure for any purpose or shall use any land or alter or enlarge any building or structure except for the following permitted uses:
 - a) Buildings and structures and uses existing on the date of passing of this By-law.
 - (ii) A by-law shall not be enacted to delete the 'H' symbol on part(s) or all the lands zoned RU-93-H until the following conditions have been satisfied:
 - a) The owner(s) shall have acquired direct frontage and access onto a year-round public maintained road.
 - (iii) Upon removal of the 'H' symbol from the RU-93-H Zone, all the provisions of the RU Zone and this By-law shall apply to the lands zoned RU-93.

RU-94-H – Part Lot 60, Concession 2, Broken Front (Ward of Sophiasburgh) (By-law 2947-2011; By-law 3813-2016)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 9 ha

6.5.2 Agricultural (AG) Exception Zones

AG-1 – Part of Lot 4, Concession 3 South Side East Lake (Ward of Athol), and Part of Lot 16, Concession 2, West Green Point (Ward of Sophiasburgh)

- a. The use of the barn existing on the day of passing of this By-law and future improvements thereto shall be restricted to dry storage only.

AG-2 – Part of Lot 13, Concession Lakeside, West of Cape Vesey (Ward of North Marysburgh)

- a. A motor vehicle repair garage is permitted as a rural home business operated in the accessory buildings existing on the date of passing of this by-law.
- b. The buildings existing on the date of passing of this by-law and any future additions and/or improvements thereto are a permitted use providing that the existing building setbacks are not further reduced beyond the provisions of the Zone.

AG-3 – (Part of Lots 10 & 11, Concession 1 North West West Lake (Ward of Hallowell); Part of Lot 84, Concession 1 & Part Lots 84, Concession 1 Bayside (Ward of Ameliasburgh); Part of Lot 45, Concession 2, West of Green Point & Part Lot 11, Concession 2 SWGP (Ward of Sophiasburgh) (By-laws 2065-2007; 2662-2010; 3087-2012 & 3275-2013)

- a. Residential uses shall be prohibited.

AG-4 – Part of Lot 2, Concession 2, North West West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1.2 ha
 - (ii) The dwelling, two (2) accessory buildings and the barn existing on the date of passing of this By-law and any future additions and/or improvements thereto are a permitted use, providing that the building setbacks from the side and rear lot lines and the County Road are not further reduced.
 - (iii) The keeping of a maximum total of five (5) horses on the property within the accessory building located between the dwelling and the barn, or within the barn, is permitted.

AG-5 – Part of Lot 17, Concession 2, North West West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 4.2 ha
 - (ii) Minimum lot frontage: 103.0 m

- (iii) The horse barn existing on the date of passing of this by-law and any future additions and/or improvements thereto is a permitted use, providing that the existing exterior side yard is not further reduced.
- (iv) An equestrian centre and associated ancillary uses, including a tack shop, housing up to a maximum of 35 horses, is a permitted use.

AG-6 – Part of Lot 14, Concession 2, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum setback from the street centre line for all buildings and structures shall be 160.0 m.

AG-7 – Post, Part of Lots 38 & 39, Concession Big Island (Ward of Sophiasburgh) (By-law 2180-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 2.8 ha
 - (ii) Minimum lot frontage: 186.0 m
 - (iii) The buildings existing as of the date of passing of this by-law shall only be used for the purposes of dry storage.
 - (iv) Livestock shall not be permitted within buildings or structures existing as of the date of adoption of this by-law.

AG-8 – Part of Lot 51, Concession 2, West Green Point (Ward of Sophiasburgh)

- a. A kennel for the breeding, raising and sale of purebred dogs shall be a permitted use.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.69 ha
 - (ii) Minimum lot frontage: 86.0 m
 - (iii) Minimum rear yard for garage: 1.8 m

AG-9 – Part of Lot 60, Concession 3, Bayside (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Residential uses shall not be permitted.
 - (ii) Minimum lot area: 9.7 ha

AG-10 – Part of Lots 23 & 24, Concession 1 (Ward of Hillier)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 59.4 m
 - (ii) The keeping of livestock is prohibited.

AG-11 – Part of Lot 3, Concession II, South Side East Lake (Ward of Athol)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 6.1 ha
 - (ii) Existing or new out buildings or accessory buildings shall be used for dry storage purposes only and at no time shall they be used for the purposes of housing livestock.

AG-12 – Part of Gore BB, Concession 1 (Wards of Athol and Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 2.2 ha
 - (ii) The existing outbuildings shall not be used for the purposes of housing animals or as a dwelling.

AG-13 – Part Lots 36, 37 & 38 Concession 1 West Green Point, Part Lots 36 & 37 Concession 2 West Green Point & Part Lots 20 & 21, Concession Big Island (Ward of Sophiasburgh) (By-law 3734-2016)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 40.0 m

AG-14 – 1078 Royal Road, Part Lot D, Concession 2 South Black River (Ward of South Marysburgh)

- a. The keeping and housing of livestock on the property will be limited to a maximum of five (5) horses, or the equivalent number of livestock units.

AG-15 – Part Lot 10, Concession 1 North West Carrying Place (Ward of Hallowell)

- a. The following additional uses are permitted: blacksmith shop, multi-media art studios including stained glass, pottery and glassblowing studios, art gallery, and uses normally incidental and accessory to the foregoing.
- b. 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.

AG-16 – Part Lot 17, Concession 1 (Ward of Hillier)

- a. The following additional uses are permitted: winery, including wine tasting, retail, processing, storage, display, and administrative functions; farm produce outlet; maximum of one (1) accessory dwelling for full-time farm help; vineyard; and uses that are normally incidental and accessory to the main permitted uses.
- b. A restaurant or banquet facility is not a permitted use.
- c. 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.

AG-17 – Part Lot 10, Concession North Side East Lake (Ward of Athol); Part Lot 76, Concession 2 (Ward of Ameliasburgh) & Part Lot 28, Concession 2 (Ward of Hillier)

- a. Agricultural buildings and structures are the only permitted uses and a single-detached dwelling shall not be permitted.

AG-18 – Lot 15, Concession 2 Military Tract (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Access to the Loyalist Parkway is permitted via property zoned the RR-45 Zone.

AG-19 – Part Lot 89, Concession 2 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 8.0 ha
 - (ii) The barn existing at the date of the passing of the by-law shall be limited to dry storage only.
 - (iii) The housing of livestock is not a permitted use.
 - (iv) A single-detached dwelling shall not be a permitted use.

AG-20 – Part of Lot 13, Concession 1, 49 Hubbs Creek Road (Ward of Hillier) (By-law 2455-2009)

- a. The following additional uses are permitted: winery; uses that are normally incidental and accessory to the foregoing; and a caretaker accommodation accessory to and located within the winery building.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 5.9 ha
- c. The following definitions apply:

- (i) A Caretaker Accommodation means a dwelling unit located in a portion of the winery building not exceeding 83.61 m² of floor area, located above the first floor and may only be used by the owner or one (1) full time employee.
 - (ii) A Winery shall mean a building or structure or part thereof, associated with agricultural use(s) on the same farm lot, where wines are produced and may include storage, display, processing, wine tasting and retail, administrative facilities and outdoor patio area, but shall not include a restaurant, banquet facility, or on-site commercial kitchen. Wine tasting and the offering or sale of locally-grown product samples is considered part of the winery activity.
- d. 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.

AG-21-H-T – 15786 Loyalist Parkway (County Highway No. 33) Part of Lots 7 & 8, Concession North West, West Lake (Ward of Hallowell) (By-laws 2436-2009 & 149-2022)

- a. The following additional uses are permitted:
- (i) Farm and agriculture uses; commercial greenhouses; conservation area including low impact outdoor recreation activities, nature study and wildlife areas, or other similar use as provided for the preservation of the natural environment; farm produce outlet; garden and nursery sales and supply establishment
 - (ii) Main Barn – Second Floor:
 - Cultural and entertainment events such as musical performances, theatrical and educational productions and seasonal festivals, art and craft and antique shows and sales, and catered functions including, but not limited to weddings, private banquets or parties, family reunions, etc., which may or may not be catered with complete meals or locally grown and produced food stuff, the limited sale of convenience foods and beverages, and a food preparation area, up to a maximum of 165 persons, located entirely on the second floor of the existing barn only, occupying a maximum floor area of 427.0 m²;
 - Main Barn – First Floor: Limited office, retail and service commercial uses associated with the ancillary to the special functions hosted on site, and multi-media art studios and galleries including stained glass and pottery, located on the first floor of the existing barn only and occupying a maximum floor area of 167.0 m² ; A distillery with associated bottling, processing of home grown fruits and beverage

grade spirits and storage facilities located on the first floor of the existing barn only, occupying a maximum floor area of 250.8 m².

- (iii) Main Farm House – (Victorian Residence)
 - A Tourist Inn containing a maximum of five (5) guest suites in the existing Main Farm House; and a maximum of sixteen (16) guest suites occupying a maximum floor area of 670.0 m², located in a new addition to the Main Farm House or a building separate from the Main Farm House provided that the addition or new building is contained within the envelop; The exterior form and materials of the new guest accommodation building or addition shall be consistent with the existing Main Barn – Osterhout-Henry Hall – and the Carriage House and be compatible in terms of mass, materials, relationship of solids to voids, and colour of, yet distinguishable from the historic proportions of the Victorian residence; A Spa with a maximum of two (2) employees, located in the rear of the existing Main Farm House only, occupying two (2) floors with a total maximum floor area of 150.0 m².
- (iv) Carriage House - A maximum of one (1) Tourist Inn guest suite located in the Carriage House, occupying a maximum floor area of 86 m²; and
- (v) On-site market operations including the sale of fresh and processed agricultural products such as fresh fruit and vegetables, preserves, maple syrup and baked goods and the sale of natural non-edible products such as nursery stock, bedding plants, potted plants, fresh cut and dried flowers
- (vi) Uses normally incidental and accessory to the foregoing including administrative functions and storage etc.
- (vii) Maximum of one (1) dwelling unit as an accessory use to the Tourist Inn within the existing Main Farm House or an addition to the Main Farm House.

b. The following definitions apply:

- (i) Spa means a low-water commercial establishment offering health and beauty treatment through such means as exercise equipment, pedicures, manicures, facials and/or massages to those individuals staying in the guest suites and/or attending a function hosted at the farm/site.

c. A Restaurant use shall not be permitted.

d. No change of use or additions to any of the existing buildings or structures or the construction of any new structure or the use of any of the existing buildings or structures as a single detached dwelling, or long term residency beyond a 30-day

period, will be permitted without obtaining the necessary approvals and permits from the Ministry of Environment, Conservation and Parks or its successor and/or the County of Prince Edward with respect to the onsite sewage disposal systems.

- e. Maximum height of new buildings shall be 8.3 m at the ridge of the roof including any accessory roof construction. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as:
 - (i) A site plan has been approved and a site plan agreement has been executed and registered on title of the lands. The agreement shall address, among other things: the design, construction and maintenance of screening for neighbouring residential uses; the means by which noise levels in the evening hours can be mitigated on-site, including limiting the hours within which live or recorded music may be played during cultural and entertainment events and/or catered functions held in the second floor of the main barn; the design and construction of an upgraded entrance to the site from the County Highway No. 33 (Loyalist Parkway, including a paved right turn taper, and the exterior form and materials of the new guest accommodation building, which shall be consistent with the existing main barn – Osterhout Henry Hall – and the Carriage House and be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet distinguishable from the historic proportions of the Victorian residence.
 - (ii) Providing to the Municipality a copy of the current Certificate of Approval from the Ministry of Environment, Conservation and Parks or its successor, for all required private sewage works; if at any time a Municipal Responsibility Agreement is required, the Municipality is under no obligation to sign said agreement; and
 - (iii) Providing to the Municipality either: a report on any newly constructed well(s) confirming adequate capacity for the development, that examines the movement of groundwater on the site and demonstrates no negative impacts on adjacent private wells, to the satisfaction of the County Chief Building Official; or the approval and registration on title of both an easement and encroachment agreement with the Municipality, in order to construct a shore well and waterline from West Lake.
- f. Prior to the removal of the “Holding” (H) symbol, no person shall erect any building or structure for any purpose or shall use or alter any building or structure for any purpose except for those permitted as per the Zone.
- g. The development of the lands shall be subject to the site plan control provisions of Section 41 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

- h. The Festival Players of Prince Edward County are permitted to hold outdoor performances in the area shown on Schedule '1' attached hereto and shall be permitted as a temporary use for a period of time for one (1) year, in accordance with the following provisions: The temporary use shall only be for the use of the Festival Players of Prince Edward County; The performances shall be between the times of 1:30 pm to 3:30 pm or 7:00 pm to 9:00 pm; The performances for 2022 shall be on the following days: August 1st to August 14th; August 23rd to September 4th; September 26th to September 30th.
 - (i) The performances shall not occur for more than 6 consecutive days; The landowner shall apply to amend this by-law should they like to extend the temporary use performances in 2023.

AG-22 – Part Lot 17 & 18, Concession 1 North West West Lake (Ward of Hallowell) (By-law 2247-2008)

- a. Residential uses shall be prohibited.

AG-23 – Part Lot 9, Concession 3 (Ward of Hillier) (By-law 2277-2008)

- a. The following additional uses are permitted: winery, including wine processing, storage, display, and administrative facilities; retail/tasting facility of not more than 53.0 m²; patio of not more than 46.5 m²; vineyard; and uses that are normally incidental and accessory to the main permitted uses.
- b. A restaurant shall not be a permitted use.
- c. 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.

AG-24 – Part Lot 18, Concession Stinson Block, Plan 1 (Ward of Hillier) (By-law 2300-2008)

- a. The following additional uses are permitted: winery, including wine processing, storage, display, and administrative facilities; retail/tasting facility of not more than 20.0 m²; vineyard; and uses that are normally incidental and accessory to the main permitted uses.
- b. A restaurant shall not be a permitted use.
- c. 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.

AG-25 – Part Lot 8, Concession 2 South Side of East Lake (Ward of Athol) (By-law 2553-2010)

- a. The following additional provisions apply:

- (i) Minimum lot area: 1.37 ha
- (ii) That the interior side yard setback shall be measured from the side lot line.

AG-26 – 4309 County Road No. 8, Part of Lot 2, Concession Lakeside East of Cape Vesey, (Ward of North Marysburgh) (By-law 2748-2010)

- a. The following additional uses are permitted: cheese factory, including processing, storage, display, administrative functions, and an accessory retail outlet; and uses normally incidental and accessory to the foregoing.
- b. 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.

AG-27 – 17432 Loyalist Parkway, Part of Lots 14 & 15, Concession 1 (Ward of Hillier) (By-law 3019-2012)

- a. The following additional uses are permitted: winery.
- b. The following additional provisions apply:
 - (i) The maximum total floor area for winery retail and hospitality uses shall be 400 m².
 - (ii) The minimum required area planted in vines and the minimum number of vines required for the winery located on the lands zoned AG-27 are permitted within the portion of the subject lands zoned AG Zone.
- c. 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.

AG-28 – Part Lot 85, Concession 2 (Ward of Ameliasburgh) (By-law 3032-2012)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 40.0 m
 - (ii) Residential uses shall not be permitted.

AG-29 – 121 County Road 39, Part Lot 1, Plan 1 (Ward of Hillier) (By-law 3265-2013)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 5.06 ha
 - (ii) The barns existing on the date of the passing of this by-law shall be limited to dry storage only.

AG-30 – Part Lot 1, Concession 1 Military Tract (Ward of Hallowell) (By-law 3385-2014)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 5.8 ha
 - (ii) The construction of a residence is prohibited.

AG-31 – Part Lot 76, Con 1 (Ward of Ameliasburgh) (By-law 3437-2014)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 5.5 ha
 - (ii) Residential uses are prohibited.

AG-32 – Part of Lots 9 & 10 Concession 3 Military Tract (Ward of Hallowell) (By-law 3456-2014)

- a. Residential uses are not permitted.

AG-33 – 388 Tubbs Road, Part of Lots 1 & 3, Gore G (Ward of Hallowell) (By-law 3581-2015)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 2.07 ha
 - (ii) Minimum front yard for buildings and structures that were in existence prior to the passing of this by-law shall be as they existed prior to the passing of this by-law. Future alterations to existing structures and development of new structures shall follow the guidelines of the Rural (RU) Zone.

AG-34-H – Part of Lot 77 Concession 2 Bayside (Ward of Ameliasburgh) (By-law 3608-2015)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 5.84 ha
- b. A single-detached dwelling shall not be a permitted use.
- c. A by-law shall not be enacted to remove the "Holding" (H) Symbol until:
 - (i) Proof of a groundwater source has been obtained in accordance with the County Well Policy for Residential Lots, as amended.

AG-35 – Concession 2 South of Black River (Ward of South Marysburgh) (By-law 3601-2015)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 8.0 ha

- (ii) The front yard setback for the existing buildings shall be that which existed on the date of the passing of this by-law, with all new structures or additions complying with the provisions of this by-law.

AG-36 – Part of Lot 19, Concession 2 RPEB (Ward of South Marysburgh) (By-law 3602-2015)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 7.5 ha
 - (ii) The front yard setback for the existing buildings shall be that which existed on the date of the passing of this by-law, with all new structures or additions complying with the provisions of this by-law.

AG-37 – Part of Lot 4, Concession 3 Military Tract (Ward of Hallowell) (By-law 3638-2015)

- a. The two (2) single detached dwellings that existed on the date of the passing of this by-law shall be a permitted use.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 8.1 ha

AG-38 – 113 Morrison Point Road Part of Lot 8, Concession 1 North of Black River (Ward of South Marysburgh) (By-law 3685-2015)

- a. A single-detached dwelling is not a permitted residential use.

AG-39 – 1027 Melville Road, Part of Lot 79, Concession 4 Bayside (Ward of Ameliasburgh) (By-law 3675-2015)

- a. Residential uses shall not be permitted.

AG-40 – 16954 and 16984 Loyalist Parkway, Part of Lot 9, Concession 1, Lakeside (Ward of Hillier) (By-law 3686-2015)

- a. The following additional uses are permitted:
 - (i) The use of the barn existing on the day of passing of this By-law and future improvements thereto shall be restricted to dry storage only.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 2.4 ha

AG-41 – South Big Island Road, Part of Lot 20 and 21, Concession Big Island (Ward of Sophiasburgh) (By-law 3734-2016)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1.55 ha
- b. The following additional uses are permitted: commercial fishing as licensed by the Ministry of Natural Resources, or any successor thereof.

AG-42 – Stinson Block, Arthur Road, Part of Lot 18 & 19, Plan 1 (Ward of Hillier) (By-law 3776-2016)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 5.0 ha
- b. The use of the barn existing on the day of passing of this By-law and future improvements thereto shall be restricted to dry storage only.

AG-43 – 657 Bakker Road, Part of Lot 29, Concession 2 Lakeside (Ward of Hillier) (By-law 3873-2016)

- a. Permitted uses shall be limited to the following: existing well and waterline; All other residential and non-residential uses shall be prohibited, except uses related to the well and waterline infrastructure such as a pump house.
- b. No new development can occur on these lands and reasonably impact or be impacted by the location of a livestock facility.

AG-44 – 409 County Road 3, Part Lot 64, Concession 1 (Ward of Ameliasburgh) (By-law 4072-2017)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 31.4 m
 - (ii) Minimum setback from the front lot line: 290.0 m

AG-45 – 476 County Road 28, Part of Lots 60-61, Concession 2 & 3 Bayside (Ward of Ameliasburgh) (By-law 4142-2018)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 3.0 ha
 - (ii) The minimum setbacks are those that existed on the date of the passing of this by-law.

AG-46 – Lot 36 Registrar’s Compiled Plan 28 (Ward of Bloomfield/Hallowell) (By-law 4426-2019)

- a. The only permitted use is a brewery.
- b. 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.

AG-47 – 1990 Fry Road as Part Lot 24 Concession 2 Southwest Green Point (Ward of Sophiasburgh) (By-law 115-2022)

- a. A distillery and tasting room within the existing barn and Quonset hut are permitted.

AG-48 – 1613 County Road 12 (Ward of Bloomingfield/Hallowell) (By-law 152-2022)

- a. The following additional uses are permitted: brewery located within the existing barn; and 10-seat tasting room and tied house within the existing barn.

AG-49 – 46 Smokes Point Road (Ward of Ameliasburgh) (By-law 78-2022)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 258.0 ha
 - (ii) The keeping and housing of livestock on the property will be limited to a maximum of five (5) medium framed horses, or the equivalent number of livestock/nutrient units, as amended through OMAFA.

AG-50 – 313 County Road 15 (By-law 90-2022)

- a. The following additional provisions shall apply:
 - (i) Residential uses are prohibited
 - (ii) Only those buildings and structures existing on the date of the passing of this by-law shall permitted.

AG-51 – 66 Little Creek Road, Part of Lot 19, Concession 3 (Ward of Hillier)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 19.0 ha
 - (ii) Minimum lot frontage (Station Road): 100.0 m
 - (iii) Minimum front yard: 235.0 m
 - (iv) Minimum interior side yard: 35.0 m
 - (v) Minimum exterior side yard: 44.0 m

- (vi) Any new barn or addition to an existing barn located on a farm or a specialized farm shall be constructed in accordance with Minimum Distance Separation requirements but in no case shall a barn or an addition to a barn be constructed closer than 176.0 m to a dwelling on an adjacent lot.
- (vii) Lands within the Environmental Protection (EP) Zone on the same lot may be used in the calculation of lot area and lot frontage.

AG-52 – 1186 Greer Road Part of Lot 21, Concession 1 (Ward of Hillier)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 14.0 ha
 - (ii) Minimum rear yard: 30.0 m
- b. The maximum gross floor area occupied by catered receptions, banquet facilities and other similar functions located within the winery building shall be 185.8 m².

AG-53 – 1152 Greer Road, Part of Lot 21, Concession 2, (Ward of Hillier) (By-law 2433-2009)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 10.1 ha
 - (ii) Minimum setback from the rear boundary with the EP-W Zone: 40.0 m
 - (iii) Minimum rear yard setback: 40.0 m

AG-54 – Part of Lot 2, Concession 1, North West West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 0.0 m
 - (ii) The only permitted buildings and structures shall be agricultural use buildings and structures.
 - (iii) Residential uses and dwellings shall not be permitted.
 - (iv) Access to the lot may be provided by a private right-of-way from Gilead Road.
 - (v) There is no commitment or requirement by the municipality to assume year-round maintenance of the seasonally maintained road and levels of service provided to the lot may be limited or reduced, including the level of emergency response to the lot.

AG-55 – Part of Lot 2, Concession I, North West, West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 0.0 m
 - (ii) The use of the barn existing on the property on the day of passing of this By-law shall be restricted to dry storage only.
 - (iii) Access to the lot may be provided by a private right-of-way from Gilead Road.
 - (iv) There is no commitment or requirement by the municipality to assume year-round maintenance of the seasonally maintained road and levels of service provided to the lot may be limited or reduced, including the level of emergency response to the lot.

AG-56 – 2983 County Road 8, Lot 9, Concession Lakeside West Cape Vesey (Ward of North Marysburgh)

- a. The following additional uses are permitted: accessory farm accommodation; bakery for the baking and selling of pies, cakes, etc., using produce grown primarily on the farm and related retail goods; and uses normally incidental and accessory to the foregoing.
- b. The barn existing on the date of passing of this by-law shall be limited to dry storage only.

AG-57 – 1015 County Road 2, Lots 1 & 2, Concession 2 (Ward of Hillier)

- a. The following additional uses are permitted: agricultural pest control business, and associated storage and maintenance space.

AG-58 – 1286 Wilson Road, Part Lot 78, Concession Irvine Gore (Ward of Hallowell) (By-law 1991-2007)

- a. A winery with accessory retail sales and uses that are normally incidental and accessory to a winery shall be a permitted use provided the following conditions are met:
 - (i) That any portion of a winery operation shall not occupy more than 167.3 m² within an existing dwelling.
 - (ii) A winery use shall not be permitted within a single-detached dwelling where any portion of a winery operation is located in a separate building.
 - (iii) 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.

AG-59-H – 46 Stapleton Road, Part of Lots 22 and 23, Concession 3 (Ward of Hillier) (By-law 3444-2014)

- a. The following additional uses are permitted:
- (i) Winery, as defined;
 - (ii) A meeting room for group functions such as weddings, catered banquets, entertainment events and private functions located entirely on and within the second storey of the winery building existing on the date of the passage of this by-law to a maximum square footage of 140.28 m²;
 - (iii) A restaurant and commercial kitchen are not permitted uses;
 - (iv) An outdoor cooking oven associated with the outdoor patio area is a permitted use; and
 - (v) Uses normally accessory to the permitted uses.
- b. The following additional provisions apply:
- (i) A minimum of 45 parking spaces including a minimum of two (2) barrier-free parking spaces shall be provided.
 - (ii) 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. Prior to the Winery uses, a Site Plan Agreement shall be entered into between the owner and the County, addressing the County's requirements for the development of the lands, including, but not limited to, the requirement for obtaining the necessary approvals of the private sewage disposal system from the appropriate authority and the upgrading of Stapleton Road to the satisfaction of the County.
 - (iii) The Zone shall be defined as a "Type A" land use for the purpose of calculating Minimum Distance Separation 2 (MDS2) formulae for any expansion of the existing livestock barn existing on the date of the passage of this by-law or new barn construction located at 18818 Loyalist Parkway owned by Peggy and Elwood Burris.
 - (iv) Subject to provision iii), the Zone shall be defined as a "Type B" land use for the purpose of calculating Minimum Distance Separation 2 (MDS2) formulae for the construction of any new, or expansion of any existing livestock barn and/or manure storage on adjacent lands.
 - (v) A By-law shall not be enacted to remove the "Holding" – (H) symbol until such time as a site plan has been approved and a site plan agreement has been executed and registered on title of the lands. The Agreement shall address, among other things:

- (vi) The appropriate septic approvals have been given by the approval authority;
- (vii) All building permits have been obtained and completed, including the issuance of occupancy permits to the satisfaction of the Chief Building Official;
- (viii) The means by which noise levels in the evening hours can be mitigated on-site including limiting the hours within which live or recorded music may be played during entertainment events and/or catered functions or weddings held in the second storey of the winery building; and,
- (ix) The required road improvements to Stapleton Road (including road widening, daylight triangle and surface treatment) have been undertaken to the satisfaction of the County.

AG-60 – 248 County Road 20 Part of Lots 20 and 21 Concession 1 (Ward of Hillier) (By-law 3424-2014)

- a. The following provisions shall apply:
 - (i) Minimum lot area: 12.0 ha
 - (ii) Minimum front yard of existing buildings shall be recognized and will allow renovation and reconstruction provided the minimum lot frontage is not further reduced. All new structures shall comply with the minimum yard requirements of the RU Zone.
 - (iii) Maximum lot coverage:
 - a) All structures save and except for greenhouses: 10%
 - b) Greenhouses: 50%

AG-61 – 526 Benway Road, Part Lot 14, Concession 3 (Ward of Hillier) (By-law 2183-2008)

- a. The following additional uses are permitted: winery, including accessory retail sales
- b. The total maximum permitted gross floor area for retail sales and tasting area shall be 46 m².
- c. Notwithstanding provision b., an outdoor patio area is permitted provided the gross floor area of the patio does not exceed 93 m².
- d. 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.

AG-62 – 444 County Road 28, Part Lots 61 & 62, Concession 2 (Ward of Ameliasburgh) (By-law 2276-2008)

- a. The following additional uses are permitted: winery, including wine processing, storage, display, and administrative facilities; retail/tasting facility of not more than 232.3 m²; vineyard; and uses that are normally incidental and accessory to the main permitted uses.
- b. A restaurant shall not be a permitted use.
- c. A banquet hall facility shall not be a permitted use.
- d. 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.

AG-63 – Part Lots 15 & 16, Concession 3 Military Tract (Ward Hallowell) (By-law 2299-2008)

- a. Residential uses are not permitted.
- b. The accessory farm buildings existing at the date of passage of this by-law shall only be used for dry storage, and at no time shall be used for the housing of livestock.

AG-64-H – North of 446 County Road 20, Part Lot 22, Concession 1 (Ward of Hillier) (By-laws 2451-2009 & 2750-2010)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 19.5 m
- b. That construction of a single detached dwelling shall not 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, c.P.13, as amended. Until such time as the “Holding” (H) symbol has been removed, all uses, buildings or structures shall be permitted except for a single detached dwelling.
- c. That a by-law to remove the “Holding” (H) symbol shall come into force and effect only in accordance with the satisfactory completion of the County’s “Well Policy for Residential Lots resulting from a Consent Application to be services by a drilled, dug or blasted well” to the satisfaction of the of the County .
- d. That upon removal of the “Holding (H) symbol, all the uses and zone provisions shall apply.

AG-65-H – 3013 County Road 8, Part Lot 9, Concession Lakeside, West Cape Vesey (Ward of North Marysburgh) (By-laws 2845-2011 & 3134-2012)

- a. The following additional uses shall be permitted:
 - (i) Winery, which may include the following retail or hospitality uses among others;
 - (ii) Farm produce outlet that sells condiments and other specialty food products, including prepared meals, made by the Gazebo Restaurant, (i.e., The Waupoos Estates Winery restaurant), convenience items and beverages, in addition to products grown or raised on the Wineries lands;
 - (iii) Meeting/banquet facility for cultural, educational and entertainment events and private functions, which is to be located within the main farm house, a building as existed at the date of passing this By-law;
 - (iv) Antique, and arts and craft sales to be located in a building as existed at the date of passing this By-law;
 - (v) Tourist inn to a maximum of 18 guest rooms, which may be located in one or more of the existing or proposed buildings on the site;
 - (vi) One (1) accessory apartment unit for an on-site employee;
 - (vii) Overflow parking for the Waupoos Estates Winery located on the south side of County Rd 8 known municipally as 3013/3016 County Road 8;
 - (viii) uses, buildings and structures accessory to the permitted uses, such as agricultural processing and administrative facilities;
- b. A restaurant use, not related to an on-site event, the guests in the Tourist Inn, or the banquet/meeting facility shall not be permitted;
- c. 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.
- d. That no development shall take place until such time as the “Holding One” (H1) zone 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, c.P.13, as amended. Until such time as the “Holding One” (H1) symbol has been removed, the only uses, buildings or structures permitted shall be a use existing on the date of passing of this By-law, an accessory building or use to an existing use on the date of passing of this By-law, and agricultural uses.
- e. That a by-law shall not be enacted to remove the “Holding One” (H1) symbol until such time as:

- (i) A site plan has been approved and a site plan agreement has been executed and registered on title for the lands;
- (ii) The following studies acceptable to the County are submitted: an archeological assessment, hydrogeology & groundwater impact assessment, terrain analysis, traffic impact study, rainage analysis / storm water plan;
- (iii) The conclusions and recommendations of the above reports have been accepted by the County and Quinte Conservation Authority, as appropriate;
- (iv) The Site Plan Agreement require that to support the Estate Wineries policy the additional vines be planted within two (2) seasons;
- (v) An Archeological Resource clearance letter from the Ministry of Citizenship and Multiculturalism be received.

AG-66 – 3026 County Road 15, Part Lot 7, Concession 1, West of Green Point, County Road 15, (Ward of Sophiasburgh) & 242 County Road 27 Fronterra Farm Brewery, Part Lot 33, Concession 3, County Road 27 (Ward of Hillier) (By-laws 3031-2012 & 3425-2014)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 9.1 m

AG-67 – 242 County Road 27 Part Lot 33, Concession 3, County Road 27 (Ward of Hillier) (By-law 3425-2014)

- a. Up to ten (10) seasonal tent style accommodations shall be permitted in the area 373.0 m from County Road 27 and a minimum of 30.0 m from the Environmental Protection (EP) Zone

AG-68 – 18908 Loyalist Parkway Part of Lot 24, Concession 3, Lakeside, 18908 Loyalist Parkway (Ward of Hillier) (By-laws 3861-2016 & 4010-2017)

- a. The following additional uses shall be permitted: winery as defined herein; and maximum of five (5) tourist accommodation units
- b. The minimum required area planted in vines and the minimum number of vines required for the winery located on the subject lands are permitted.
- c. That 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
- d. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
- e. A Site Plan Agreement shall be entered into prior to any new development of the site.

AG-69 – 18908 Loyalist Parkway, Part of Lot 24, Concession 3, Lakeside, 18908 Loyalist Parkway (Ward of Hillier) (By-laws 3861-2016 & 4010-2017)

- a. The following additional uses shall be permitted: winery, including wine processing, storage, display and administrative facilities; retail / tasting facility; vineyard; uses that are normally incidental and accessory to the main permitted uses.
- b. The minimum required area planted in vines and the minimum number of vines required for the winery located on the subject lands are permitted.

AG-70 – 18130 Loyalist Parkway, Part Lot 16, 17 & 18 Concession 2, Parts 2, 3, 4, s, 6 & 7 47R8136; S/T PE141545; Except Part 1 47R8308 (Ward of Hillier) (By-law 4595-2019)

- a. The following additional use shall be permitted:
 - (i) A Farm Distillery subject to the following regulations:
 - a) A minimum 2.0 ha must be planted with a minimum of 4,000 vines on site.
 - b) The fruit used in the annual production of wine at a farm Distillery shall consist predominantly of fruit grown in the County of Prince Edward by that Farm Distillery operation. This may be reduced in any one year due to crop failure or damage resulting from causes beyond the control of the Distillery, such as climate and precipitation abnormalities, with the balance being from Ontario fruit.
 - c) The retail sale of wine produced on-site shall be permitted subject to the following regulations:
 - d) It shall not conflict with any minimum floor area requirement for licensing approval by the Province of Ontario.
 - e) On-site tasting room and retail floor space shall not exceed the lesser of 75 m² or 25% of the total Distillery floor area (excluding any below ground floor area).
 - f) The on-site retail floor space for non-agricultural and/or non Prince Edward County agricultural products, shall not exceed 5% of the total retail floor space.
 - (ii) Tied House as an accessory use to a Farm Distillery.
- b. The following definitions apply:
 - (i) Tied House means those premises where food and beverages are offered for consumption by the public under licence from the Alcohol and Gaming

Commission of Ontario provided that: such use is a secondary and accessory use; alcoholic beverages are limited to those produced on-site; and such use does not occupy more than the lesser of 75m² (800 ft²) or 25% of the total Distillery floor area (excluding below ground floor area) including any outdoor area(s).

- c. On-farm diversified uses, including the distillery, shall comply with the following requirements:
- (i) Occupy no more than 2% of the lot area up to a maximum of 1 ha inclusive of areas occupied by related ancillary uses or functions such as landscaped areas, laneways, and parking areas;
 - (ii) the gross floor area of buildings used for on-farm diversified uses is limited to a maximum of 20% of the area in (i) above; and
 - (iii) areas devoted to ancillary uses or functions may be calculated at a 50% rate toward the maximum of (i) above, where it is directly shared or coincides with permitted principal uses.

AG-71 – South of 1398 Old Milford Rd, Part Lot 21-22, Concession 1 North of Black River South Marysburgh Being Parts 1, 2, 3, 4, 5, 10, 11 on 47R8848; S/T SM4831; S/T SM4832 (Ward of South Marysburgh) (By-law 115-2021)

- a. Basements shall be prohibited, except where the finished floor elevation of a basement floor is not below the existing grade.
- b. Residential uses are prohibited within 305 m of the northeast corner of the lot.

AG-72 – 850 Highway 62 (Ward of Bloomfield/Hallowell) (By-law 49-2022)

- a. Residential uses and dwellings shall not be permitted.
- b. A winery substituting grapes for apples is permitted.

AG-73 – 705 Closson Road, North of 850 Highway 62 (Ward of Hillier) (By-law 4595-2019)

- a. The following additional uses are permitted: distillery and tasting room within the existing barn.

AG-74 – 848 Melville Road (Ward of Hillier) (By-law 124-2023)

- a. The following additional provisions apply:
 - (i) Minimum interior side yard setback requirement for existing shed: 0 m
 - (ii) Residential dwellings and uses are prohibited.

AG-75 – 18662 Loyalist Parkway (By-law 149-2023)

- a. The following additional provisions apply:
- (i) Minimum front yard setback for existing dwelling: 5.8 m
 - (ii) Minimum east interior side yard setback requirement for existing accessory buildings: as existing
 - (iii) Minimum interior side yard setback requirement for existing barn: 2.6 m
 - (iv) Maximum lot coverage for existing accessory structures: 3.7 %
 - (v) Minimum lot area: 19.3 ha
 - (vi) Minimum rear yard setback requirement for existing barn: 6.43 m

AG-76-H – Volta Estate Winery, 17945 Loyalist Parkway, Part of Lot 18, Concession 1 (Ward of Hillier) (By-law 191-2023)

- a. The following additional provisions apply:
- (i) A winery is permitted.
 - (ii) For the purpose of (a)(i), “Winery” is defined as:
 - a) Shall mean a building or structure or part thereof, where wines are produced and may include storage, display, processing, wine tasting, storage, hospitality room, administrative facilities, outdoor patio area, an on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other commonly commercially-zoned amenity.
 - (iii) Maximum height of an architectural feature located on the main winery building: 16.5 m
 - (iv) Maximum height of accessory structure: 10.0 m
 - (v) A minimum of 72 parking spaces shall be provided on site
- b. A By-law shall not be enacted to remove the "Holding" (—H) symbol until such time as:
- (i) The on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP); and
 - (ii) A Site Plan has been approved by the municipality and a Site Plan Control Agreement has been executed and registered on title of the land.

AG-77 – 1582-1590 County Road 5, Part of Lot 14, Concession 2, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) The barn existing on the date of passing of this by-law shall be used for the purpose of dry storage only.
 - (ii) The keeping of livestock in the existing barn is prohibited.
 - (iii) Minimum lot frontage: 55.0 m

AG-78 – 908, 934 Victoria Road and Adjacent Vacant Lot, Part of Lots 78 & 79, Concession 3 (Ward of Ameliasburgh) (By-law 1602-97)

- a. The following additional provisions apply:
 - (i) The housing of livestock in the barn existing on the date of passing of this by-law is restricted to horses only with a maximum number of eighteen (18) as per the MDS II calculation.

AG-79 – 990 Closson Road, Part Lots 11 & 12, Concession 3 (Ward of Hillier) (By-law 2433-2009)

- a. The following additional uses are permitted: winery, including tasting, storage, display, processing and administrative facilities; vineyards; farm produce retail outlets; and uses that are normally incidental and accessory to the foregoing.
- b. The barn existing on the date of passing of this by-law and any future improvements or additions thereto shall not be used for the housing of livestock.
- c. 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.

AG-80 – 361 Cold Creek Road, Part Lot 23, Concession 2 (Ward of Hillier)

- a. The following additional uses are permitted: winery, including wine tasting, retail, storage, display, processing and administrative functions; café located within the winery building containing a maximum of 44 seats for patrons; farm produce retail outlet; vineyard; and uses normally incidental and accessory to the foregoing.
- b. 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.

AG-81 – 671, 684, 985 County Road 2, Part Lots 1 & 2, Concession 2 (Ward of Hillier)

- a. The following additional uses are permitted: maximum of five (5) migrant workers cottages.

AG-82 – Vacant Lot North of 922 Lakeside Drive, Part Lot 97, Concession 4 (Ward of Ameliasburgh)

- a. The following additional uses are permitted:
 - (i) Minimum lot frontage: 0 m
 - (ii) Access to the lot may be provided by an existing private right-of-way.
 - (iii) A single-detached dwelling shall not be permitted.

AG-83 – Part Lot 41, Concession 2 West of Green Point (Ward of Sophiasburgh) (By-law 3251-2013)

- a. Residential uses shall not be permitted
- b. The use of the existing barn shall be limited to dry storage only.

AG-84 – (By-law 4165-2018)

Reserved for future use.

AG-85 – North of 489 Elmbrook Road (By-law 3641-2015)

- a. A single-detached dwelling is not a permitted residential use
- b. For the purposes of providing habitat for the Eastern Meadowlark and Bobolink bird species, the following restrictions apply:
 - (i) The area shall not be harvested, mowed, or cut between April 1 and July 31 of any year.
 - (ii) If the habitat is used for pasture, grazing farm animals must be excluded from at least 50% of the habitat from April 1 until July 31 of each year.

AG-86; AG-86-H2 – 1244 County Road 2, Part Lots 1 and 2 of Lot 18 Plan 33, Lot 19 Concession 2 West of Greenpoint S/T PE110534 (Ward of Bloomfield/Hallowell) (By-law 52-2020)

- a. Venue Precinct is a permitted use, subject to the following additional provisions:
 - (i) An event venue located within the area identified as the Venue Precinct;
 - (ii) Events are permitted to occur within the renovated barn structure and outdoors within the boundary of the Event Precinct;
 - (iii) Events shall include activities such as and not limited to: weddings, birthdays, corporate gatherings, retreats, teaching;

- (iv) Temporary canopies and tents are permitted to provide protection for guests as an accessory use to the barn venue, while prohibiting the canopy or tent as a music venue;
 - (v) Music or theatrical events shall conform to **Section 3.30** of the Comprehensive Zoning By-Law, as amended;
 - (vi) Tents for overnight camping are not permitted;
 - (vii) Maximum of 69 on-site parking spaces;
 - (viii) Bed and breakfast establishment within the main farmhouse (maximum of four (4) units); and
 - (ix) Buildings and structures accessory to the forgoing list of permitted uses.
- b.** Accommodation Precinct (Holding 2) is a permitted use, subject to the following additional provisions:
- (i) Maximum of ten (10) tourist cabins;
 - (ii) Tourist inn with a maximum of 6 guest rooms;
 - (iii) On-site parking as per **Section 4.0** of the Comprehensive Zoning By-Law as amended;
 - (iv) Buildings and structures accessory to the forgoing list of permitted uses;
 - (v) Lot area used for on-farm diversified uses shall be limited to 2% of the total area and up to and a maximum of 1.0 ha.
- c.** The following exceptions shall be applied to the above 2% requirement:
- (i) Existing barn (50%) exemption;
 - (ii) Existing house (50% exemption);
 - (iii) Existing laneway as approved;
 - (iv) Area around existing farm buildings
 - (v) Septic systems; and
 - (vi) Bioswales.
- d.** All new non-farm structures and facilities shall be limited to 20% of the 2% lot coverage requirement.
- e.** All structures to be relocated a minimum of 30.0 m from the boundary of the Provincially Significant Wetland.
- f.** The following additional provisions apply:
- (i) Maximum gross floor area of 45 m² for each cabin;

- (ii) Maximum height of the Tourist Inn shall be single storey and 5.5 m
- (iii) The bar and restaurant are limited to on site guests and not for the general public;
- (iv) Music or theatrical events shall conform to **Section 3.30** of the Comprehensive Zoning By-Law, as amended;
- (v) Additional temporary structures for special events (i.e., tents) are not permitted.

AG-87 – Adjacent 693 Big Island Road, Lot 11, Big Island (Ward of Sophiasburgh) (By-law 116-2021)

- a. Residential uses and dwellings shall not be permitted.
- b. The barn existing at the date of passing of the by-law shall be limited to dry storage only & shall not be used for the purposes of housing livestock.

AG-88 – 66 Gilead Road, Part of Lot 18, Concession 2, North West Lake (Ward of Bloomfield) (By-law 4385-2019)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 30 ha
- b. The following additional uses shall be permitted:
 - (i) An artisan distillery occupying a maximum floor area of 914.4 m².
 - (ii) Accessory uses including storage and administrative facilities
 - (iii) A retail / tasting facility occupying a maximum floor area of 139.35 m² shall be permitted as an accessory use within the existing dwelling and may also include an outdoor patio occupying a maximum area of 75.71 m².
 - (iv) Uses that are normally incidental and accessory to the foregoing permitted uses.
- c. A minimum of 20 parking spaces (including 1 barrier-free space) and 1 loading space shall be provided on-site.
- d. A restaurant shall not be a permitted use.
- e. All structures housing the distillery use shall be located, at a minimum, 20.0 m from all lot lines.
- f. The use of the barns existing on the day of passing of this By-law and future improvements thereto shall be restricted to dry storage only.

- g. 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.

AG-89 – 1375 Royal Road (Ward of South Marysburgh)

- a. A Bed and Breakfast lawfully existing at the time of passing of this By-law shall be a permitted use.

AG-90 – 2970 County Road 13, Part Lot 4, Concession Round Prince Edward Bay (Ward of South Marysburgh)

- a. Minimum lot area: 5.66 ha

AG-91 – Part of Lot 9 Con 3 MT, RP 47R2586 Parts 1 to 3(Ward of Hillier)

- a. Residential uses shall not be permitted.

7.0 Urban Residential Zones

The Urban Residential Zones (R1, R2, R3, R4) are intended to implement the Official Plan designations for low, medium, and high-density uses in the Settlement Areas of the County, including the Urban Centres, Villages, and Hamlets designations. These Zones generally permit a range of housing types, as well as certain accessory uses such as home businesses and bed and breakfast establishments.

7.1 List of Urban Residential Zones

For convenience purposes, the Urban Residential Zones are shown in **Table 7-1**.

Zone	Zone Symbol
Urban Residential Type One	R1
Urban Residential Type Two	R2
Urban Residential Type Three	R3
Urban Residential Type Four	R4

7.2 Permitted Uses and Lot Requirements

- a. No person shall within any Urban Residential Zone, use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a “dot” (•) in **Table 7-2**.

Use	Zones			
	R1	R2	R3	R4
Apartment Dwelling			•	
Back-to-Back Townhouse Dwelling			•	•
Converted Dwelling		•		
Group Home	•	•	•	•
Retirement Home			•	•
Semi-Detached Dwelling		•		•
Single-Detached Dwelling	•	•		•
Stacked Townhouse Dwelling			•	•

Table 7-2: Uses Permitted in the Urban Residential Zones				
Use	Zones			
	R1	R2	R3	R4
Townhouse Dwelling		•		•
Triplex Dwelling			•	
Specified Accessory Uses Subject to Section 3.0 General Provisions				
Additional Dwelling Unit	•	•		
Bed and Breakfast Establishment	•	•		•
Garden Suite	•	•		
Home Business	•	•	•	•
Home-Based Daycare	•	•		•

- b. Any use, building, or structure permitted in any Urban Residential Zone in **Table 7-2** must be in accordance with the requirements set out in **Table 7-3** or **Table 7-4**.

Table 7-3: Lot Requirements for the R1 Zone	
Requirement	Zone
	R1
Minimum Lot Area	
On Full Municipal Services	460 m ²
On Partial Municipal Services	930 m ²
On Private Services	4,047 m ²
Minimum Lot Frontage	
On Full Municipal Services	15 m
On Partial Municipal Services	30 m
On Private services	45 m
Maximum Lot Coverage	
On Full Municipal Services	35%, or 45% if the lot contains an additional dwelling unit
On Partial Municipal Services	25%
Private services	15%

Table 7-4: Lot Requirements for Urban Residential Zones			
Requirement	Zone		
	R2	R3	R4
Single-Detached Dwelling			
Minimum Lot Area	350 m ²	N/A	240 m ²
Minimum Lot Frontage	12 m	N/A	9.0 m
Maximum Lot Coverage	40%, or 45% if the lot contains and additional dwelling unit	N/A	55 %
Semi-Detached Dwelling			
Minimum Lot Area per dwelling unit	150 m ²	N/A	137 m ²
Minimum Lot Frontage per dwelling unit	6 m	N/A	5.5 m
Maximum Lot Coverage	35%, or 45% if the lot contains and additional dwelling unit	N/A	65%
Triplex Dwelling			
Minimum Lot Area	N/A	460 m ²	N/A
Minimum Lot Frontage	N/A	15 m	N/A
Maximum Lot Coverage	N/A	40%	N/A
Townhouse Dwelling			
Minimum Lot Area per dwelling unit	150 m ²	N/A	137 m ²
Minimum Lot Frontage	Where a unit fronts onto a public street – 6 m Where a unit does not front onto a public street – 20 m	N/A	5.5 m
Maximum Lot Coverage	35%, or 45% if the lot contains and additional dwelling unit	N/A	65%

Table 7-4: Lot Requirements for Urban Residential Zones			
Requirement	Zone		
	R2	R3	R4
Back-to-Back Townhouse Dwelling			
Minimum Lot Area	N/A	1,000 m ²	1,000 m ²
Minimum Lot Frontage	N/A	6 m per dwelling unit	6 m per dwelling unit
Maximum Lot Coverage	N/A	45%	45%
Stacked Townhouse Dwelling			
Minimum Lot Area	N/A	1,000 m ²	1,000 m ²
Minimum Lot Frontage	N/A	6 m per dwelling unit	6 m per dwelling unit
Maximum Lot Coverage	N/A	45%	45%
Apartment Dwelling			
Minimum Lot Area	N/A	928 m ²	N/A
Minimum Lot Frontage	N/A	20 m	N/A
Maximum Lot Coverage	N/A	35%	N/A

7.3 Zone Standards

Any use, building, or structure permitted in any Urban Residential Zone in **Table 7-2** must also meet the requirements set out in **Table 7-5** or **Table 7-6**.

Table 7-5: Zone Standards for the R1 Zone	
Zone Standards	R1
Maximum Height	12 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard	7.5 m
Minimum Exterior Side Yard	3 m
Minimum Interior Side Yard	1.2 m
Minimum Landscaped Open Space	30%

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
Single-Detached Dwelling			
Maximum Height	12 m	N/A	12 m

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	N/A	5 m 5.5 m where an attached garage is provided
Minimum Rear Yard	7.5 m	N/A	6.0 m
Minimum Exterior Side Yard	3 m	N/A	2.5 m
Minimum Interior Side Yard	0.6 m and 1.2 m for each partial or additional storey above the first	N/A	1.8 m on one side and 0.6 m on the other. Where there is a corner lot on which only one interior side yard is located, the minimum side yard setback equals the minimum required for at least one yard
Minimum Landscaped Open Space	30%	N/A	35%
Semi-Detached Dwelling			
Maximum Height	10 m	N/A	14 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	N/A	3.0 m 5.5 m where an attached garage is provided
Minimum Rear Yard	7.5 m	N/A	6.0 m
Minimum Exterior Side Yard	3 m	N/A	2.5 m
Minimum Interior Side Yard	0 m on the attached side and 2.5 m on the opposite side	N/A	1.5 m
Minimum Landscaped Open Space	30%	N/A	35%
Triplex Dwelling			
Maximum Height	N/A	15 m	N/A
Minimum Front Yard	N/A	3 m	N/A

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
		5.5 m where an attached garage is provided	
Minimum Rear Yard	N/A	7.5 m	N/A
Minimum Exterior Side Yard	N/A	3 m	N/A
Minimum Interior Side Yard	N/A	1.2 m	N/A
Minimum Landscaped Open Space	N/A	35%	N/A
Townhouse Dwelling			
Maximum Height	14 m	N/A	14 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	N/A	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard	6 m	N/A	6 m
Minimum Exterior Side Yard	2.5 m	N/A	2.5 m
Minimum Interior Side Yard	1.5 m	N/A	1.5 m
Minimum Landscaped Open Space	35%	N/A	35%
Back-to-Back Townhouse Dwelling			
Maximum Height	N/A	14 m	14 m
Minimum Front Yard	N/A	3 m 5.5 m where an attached garage is provided	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard Setback between Units	N/A	0 m	0 m
Minimum Exterior Side Yard	N/A	2.5 m	2.5 m

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
Minimum Interior Side Yard	N/A	1.5 m	1.5 m
Minimum Landscaped Open Space	N/A	30%	30%
Minimum contiguous Amenity Area, excluding private outdoor space	N/A	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.
Stacked Townhouse Dwelling			
Maximum Height	N/A	14 m	14 m
Minimum Front Yard	N/A	3 m 5.5 m where an attached garage is provided	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard	N/A	0 m	0 m
Minimum Exterior Side Yard	N/A	2.5 m	2.5 m
Minimum Interior Side Yard	N/A	Corner unit – 1.2 m Inside unit – 0 m	Corner unit – 1.2 m Inside unit – 0 m
Minimum Landscaped Open Space	N/A	30%	30%
Minimum contiguous Amenity Area, excluding private outdoor space	N/A	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.
Apartment Dwelling			
Maximum Height	N/A	18 m	N/A
Minimum Front Yard	N/A	3 m	N/A
Minimum Rear Yard	N/A	7.5 m	N/A
Minimum Exterior Side Yard	N/A	3 m	N/A
Minimum Interior Side Yard	N/A	4.5 m	N/A
Minimum Landscaped Open Space	N/A	35%	N/A

Zone Standards	R2	R3	R4
Minimum contiguous Amenity Area, excluding private outdoor space	N/A	The greater of 5.6 m ² per dwelling unit or 10% of the lot area.	N/A

7.4 Additional Provisions

- a. All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking, Driveway and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Urban Residential Zones and any exceptions thereunder, shall apply and be complied with.

7.4.1 Special Requirements in the R4 Zone

- a. Parking spaces shall be a minimum of 2.6 m by 5.5 m and may not be side by side unless outside of a two-car garage, and any portion of a front yard not occupied by a parking space shall be used for soft landscaping.
- b. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required interior side yard but no closer than 0.2 m to the lot line.
- c. Balconies and porches may project to within 0 m of a corner lot line.

7.5 Urban Residential Exception Zones

Except as specifically exempted or varied with the following Exception Zones, all other requirements of this By-law shall apply.

7.5.1 Urban Residential 1 (R1) Exception Zones

R1-1 – Daimler Modular Home Park (Ward of Wellington)

- a. The following additional uses are permitted: modular home park, modular home dwelling, single-detached dwelling, administrative, recreational and commercial complex, accessory works building and storage compound area, private park, and convenience store as an accessory commercial use to a modular home park.
- b. The following additional provisions apply for modular home dwelling and single-detached dwelling:
- (i) Minimum lot area: 460 m²

- (ii) Minimum lot frontage: 15 m
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum side yard: 1.0 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Minimum rear yard: 7.5 m
 - (vii) Maximum lot coverage: 40%
 - (viii) Minimum floor area: 85.0 m²
 - (ix) Maximum height: 9.0 m
 - (x) Minimum width of a modular home or dwelling unit: 6.5 m
 - (xi) Minimum landscaped open space per modular home lot: 35%
- c.** The following additional provisions apply for an administrative, recreational and commercial complex:
- (i) Minimum lot area: 8,000 m²
 - (ii) Minimum lot frontage: 60 m
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum side yard: 7.5 m
 - (v) Minimum rear yard: 7.5 m
 - (vi) Maximum lot coverage: 35%
 - (vii) Minimum recreational floor area: 185 m²
 - (viii) Maximum commercial floor area: 110 m²
- d.** The following additional provisions apply for an accessory works building and storage compound area:
- (i) Minimum lot area: 4,047 m²
 - (ii) Maximum lot coverage: 20%
- e.** The following additional provisions apply for a convenience store accessory to a modular home park:
- (i) Maximum floor area: 110 m²
- f.** All buildings and structures permitted shall be serviced by municipal sanitary sewer and municipal water systems.

- g. A detached dwelling or modular home may be utilized as a dwelling unit sales office, in which case the regulations in provision b. in the R1-1 Zone shall apply.
- h. All lots, uses, buildings and structures may front onto and obtain access from a private road.

**R1-2 – Daimler Retirement Parks Limited, Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 47M-7
Ward of Wellington Lots 22, 25, 26, 27, 28, 29 and 30 47M-7, Ward of Wellington Removal
of Holding Amending By-law No. 2196-2008 Lots 31 to 44 Plan 47M-7 (Ward of Wellington)**

- a. The following permitted uses shall be permitted: single-detached dwellings and duplex dwellings which are onsite built, on individual freehold lots; home business; and open space uses.
- b. Provisions for permitted uses:
 - (i) Single-detached dwelling:
 - a) Minimum lot area: 450 m²
 - b) Minimum lot frontage: 15 m
 - c) Minimum front yard: 7.5 m
 - d) Minimum side yard: 1 m
 - e) Minimum exterior side yard: 3 m
 - f) Minimum rear yard: 7.5 m
 - g) Maximum lot coverage: 40%
 - (ii) Duplex dwelling:
 - a) Minimum lot area: 674 m²
 - b) Minimum lot area per dwelling unit: 337 m²
 - c) Minimum lot frontage: 18 m
 - d) Minimum front yard: 7.5 m
 - e) Minimum side yard: 1.2 m
 - f) Minimum exterior side yard: 3 m
 - g) Minimum rear yard: 7.5 m
 - h) Maximum lot coverage: 40%

R1-3 – Ward of Wellington

- a. A converted dwelling shall not be a permitted use.

- b. The following additional provisions apply:
 - (i) Minimum rear yard: 15.0 m
 - (ii) All openings (including windows and doors) and electrical and heating equipment must be above the minimum elevation of 76.4 m (G.S.C.).

R1-4-H – Plan No. 15 & No. 16 and Part of Lot 194, Plan 8 (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 13.7 m
- b. Prior to the removal of the “Holding” (H) symbol, the only uses, buildings or structures permitted shall be the uses existing as of March 30, 2003 and one (1) model home for purposes of marketing the future subdivision, approved in writing by the County Chief Building Official.
- c. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as a subdivision agreement between the County and the Owner has been executed addressing, among other things, site services, access, parkland and financial requirements and that the final plan has been approved from registration by the County.
- d. Upon removal of the Holding (H) symbol by Council, the uses and Zone provisions apply.

R1-5 – 171 Wellington Main Street, Open Season Lodge (Ward of Wellington)

- a. In addition to the uses permitted in the R1 Zone, a tourist establishment existing on the date of passing of this by-law shall also be a permitted use.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1,580.0 m²
 - (ii) Minimum lot frontage: 18.0 m
 - (iii) Minimum front yard: 3.0 m
 - (iv) Minimum side yard (east) for principal dwelling: 0.3 m
 - (v) Minimum side yard (west) for principal dwelling: 7.6 m
 - (vi) Minimum side yard for rental cottages: 0.3 m

R1-6 – 2 Hill Street (Ward of Picton)

- a. The building existing on the date of passing of this by-law may be converted to a maximum of three (3) dwelling units.

- b. The parking requirements may be satisfied by the establishment of the requisite number of parking spaces within a part of the allowance for Johnson Street immediately adjoining.

R1-7 – 29 Queen Street (Ward of Picton)

- a. An additional permitted use of the single detached dwelling existing on the date of passing of this by-law shall be a residential home exclusively for senior citizens and accommodating not more than six (6) such senior citizens.
- b. Minimum required off-street parking spaces: 5

R1-8 – 27 Union Street (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 427.0 m²
 - (ii) Minimum front yard: 0.0 m
 - (iii) Minimum side yard (east): 0.0 m
 - (iv) There shall be no driveway or vehicle access of any kind from the property to Union Street.

R1-9 – 44 Hill Street, Part Lot 110, Registered Plan No. 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 13.0 m
 - (ii) Minimum front yard: 2.44 m
 - (iii) Minimum setback from the edge of the escarpment: 3.0 m

R1-10 – 42B Hill Street, Part Lot 110, Registered Plan No. 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 2.44 m
 - (ii) Minimum setback from the edge of the escarpment: 3.0 m

R1-11 – 5 Spencer Street, Part of Lots 7 & 8, Plan 24 (Ward of Picton)

- a. An office building for one (1) medical practitioner shall be a permitted use.
- b. Use of the existing building for professional office uses shall be a permitted use.
- c. 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 any new construction for non-residential uses.

R1-12 – 2 Broad Street (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum rear yard: 4.57 m

R1-13 – 32 John Street, Part of Lot 20, Concession 1 South East of Carrying Place (Ward of Hallowell)

- a. The following additional provisions apply:
- (i) Minimum lot area: 1,161.3 m²
 - (ii) Minimum lot frontage: 19.8 m
 - (iii) The southern side lot line shall be considered the exterior side yard.

R1-14 – Part of Lot 1, Concession 1 North West Carrying Place, and Part or all of Lots 526-535, 556-565 & 2984-2011 Part of Thomas, Peter and Alma Streets, Plan 24 (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum lot area: 410.0 m²
 - (ii) Minimum lot frontage: 12.0 m
 - (iii) Minimum front yard: 6.0 m
 - (iv) Minimum interior side yard: 1.2 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Maximum lot coverage: 45%
 - (vii) Maximum building height: 11.0 m

R1-15 – Part of Lot 1, Concession 1, North West Carrying Place, Sandbank Homes Inc. (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum front yard: 6.0 m
 - (ii) Minimum interior side yard: 1.2 m
 - (iii) Minimum exterior side yard: 6.0 m
 - (iv) Minimum rear yard: 6.0 m
 - (v) Maximum lot coverage: 45%

R1-16 – Part Lot 194, Plan 8 (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) All openings (including windows and doors) and electrical and heating equipment must be above the minimum elevation of 76.4 m (G.S.C.)
 - (ii) Minimum front yard setback: 6.0 m
 - (iii) All development exclusive of open decks must be located a minimum setback of 10.0 m from the 1:100 year floodplain elevation of 75.8 m (G.S.C.)

R1-17 – Part Lot 194, Plan 8 (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) All openings (including windows and doors) and electrical and heating equipment must be above the minimum elevation of 76.4 m (G.S.C.)
 - (ii) Minimum front yard setback: 6.0 m
 - (iii) All development exclusive of open decks must be located a minimum setback of 10.0 m from the 1:100 year floodplain elevation of 75.8 m (G.S.C.)

R1-18 – 62 Queen Street, Part of Lot 1526, Plan 24, 62 Queen Street (Ward of Picton)

- a. The total lot coverage for the detached garage: 7%
- b. An additional dwelling unit shall not be a permitted use in the detached garage.

R1-19 – Lots 29-31, 38-41, 47, 56-61, 65, 66, 69-80, 83-126, Plan 47M-12, Sandbank Homes Inc. (Ward of Wellington)

- a. The following additional uses are permitted: single-detached dwelling; and uses, buildings and structures accessory to the forgoing permitted uses
- b. The following additional provisions for single-detached dwellings apply:
 - (i) Minimum site area: 460.0 m²
 - (ii) Minimum site frontage: 15.0 m
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum side yard: 1.0 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Minimum rear yard: 6.0 m
 - (vii) Maximum site coverage: 40%
 - (viii) Minimum floor area: 85.0 m²

- (ix) Maximum building height: 9.0 m
- c. All lots, uses, buildings, and structures may front onto and obtain access from a private road.
- d. The provisions of **Section 3.31.12** shall not apply to front, side, or rear yards.
- e. Notwithstanding the yard and setback provisions of this By-law to the contrary, enclosed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and landings may project into any require yard a maximum distance of 2.5 m, but not closer than 1.2 m to any lot line, provided that in the case of porches, steps, or patios, such uses are not more than 1.8 m above grade, exclusive of hand railings or similar appurtenances.
- f. Further reductions in the rear yard setback for the extension of the dwelling are prohibited.

R1-20-H – Curtis - Frank Street Subdivision, 13T-16-504 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum exterior side yard for Lot 2 of 13T-16-504: 3.0 m
 - (ii) Minimum exterior side yard for Lot 28 of 13T-16-504: 4.0 m
 - (iii) Minimum exterior side yard for all other lots of 13T-16-504: 7.5 m
 - (iv) Maximum lot coverage: 40.0%
 - (v) Attached garages will not project closer to the front lot line than the front yard setback of the dwelling unit of porch. Attached garages will not be greater than 50% of the width of the dwelling unit.
- b. No development shall occur until after 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, c.P.13, as amended.
- c. 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, stormwater management (on-site and off-site) site services, parkland dedication, 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.

R1-21 – 7 Century Drive, Lot 1582 and Part of Lot 1583, Plan 25 (Ward of Picton)

- a. The following additional provisions apply:

- (i) The setbacks that are as they existed on the date of the passing of this by-law
- (ii) Minimum lot size: 440.0 m²
- (iii) Minimum frontage: 13.0 m
- (iv) Minimum front yard setback: 4.0 m
- (v) That an attached garage shall be recessed from the front façade of the house a minimum of 5.0 m.

R1-22 – Lot 10 and 42, 47M-13, 65 and 90 Jasper Avenue, Sandbank Homes Inc., (Ward of Picton)

- a. Notwithstanding the yard and setback provisions of this By-law to the contrary, enclosed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and landings may project into any require yard a maximum distance of 2.5 m, but not closer than 1.2 m to any lot line, provided that in the case of porches, steps or patios, such uses are not more than 1.8 m above grade, exclusive of hand railings or similar appurtenances.

R1-23 – Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24, Picton Harbour Development (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m

R1-24 – Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 Picton Harbour Development (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum exterior side yard: 5.5 m

R1-25 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum setback for all buildings from existing top of slope is 10.0 m.
 - (ii) Minimum rear yard: 6.0 m

R1-26 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum setback for all buildings from existing top of slope is 10.0 m.

R1-27 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m

R1-28 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum exterior side yard: 2.0 m

R1-29 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 5.5 m, except that a driveway with a minimum length of 6.0 m shall be provided.
 - (ii) Minimum rear yard: 1.5 m

R1-30 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 4.5 m, except that a driveway with a minimum length of 6.0 m shall be provided.

R1-31 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 4.5 m
 - (iii) Minimum Floodplain setback: 10.0 m
 - (iv) Minimum setback for all buildings from the top of slope is 6.0 m.

R1-32 – Part Lots 70, 71, 72, & 75 Plan 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 410.0 m²
 - (ii) Minimum lot frontage: as existing
 - (iii) Minimum front yard setback: 3.0 m
 - (iv) Minimum setback from right of way: 0.329 m
 - (v) Minimum interior side yard: 1.2 m
 - (vi) Maximum lot coverage: 40%

R1-33 – Part of Lots 20 & 21, Concession 3 Military Tract (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling; one (1) additional dwelling unit; home business; private home day care; group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum exterior side yard: 5.5 m

R1-34-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply:
 - (i) Minimum front yard setback: 6.0 m
 - (ii) Maximum lot coverage: 60%

- (iii) Minimum exterior side yard: 3.5 m
 - (iv) Minimum rear yard setback: 6.0 m
 - (v) Maximum garage width: 50% of lot frontage
 - (vi) Interior lot; maximum protrusion of garage: 1.2 m
 - (vii) Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into rear yard setback: 3.0 m
- b. Development shall not occur until such a time as the "Holding" (H) symbol has been removed. Prior to the removal of the "Holding" (H) symbol, permitted uses shall be those existing on the date of passing of this By-law as well as a temporary sales office and model home(s), in accordance with a registered subdivision agreement.
- c. 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 of the lands.

R1-35 – 372 Picton Main Street, Part Lot 1517, Plan 24 Picton as in PE36521 (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum lot area: 285.0 m²
 - (ii) Minimum lot frontage: 12.0 m
 - (iii) Minimum front yard: 2.0 m
 - (iv) Minimum rear yard: 6.0 m

R1-36 – 374 Picton Main Street, Part Lot 1517, Plan 24 Picton as in PE36521 (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum lot area: 391.0 m²
- b. The buildings existing on the date of the passing of this by-law are considered as non-complying.

R1-37 – 42 Maple Street, Part Lot 227-228, Plan 8 (Ward of Wellington) (By-law 89-2022)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 12.0 m

- (ii) Minimum lot area: 440.0 m²

R1-38 – PT LT 20 CON 3 Military Tract Hallowell (Ward of Bloomfield/Hallowell) (By-law 100-2023)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Maximum lot coverage: 50%

R1-39 – 6 John Street (Ward of Bloomfield/Hallowell) (By-law 12-2023)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 13.54 m
 - (ii) Notwithstanding **Section 3.32.1** to the contrary, within the R1-42 Zone, a dwelling shall be permitted within 500 m of a waste disposal site.

R1-40-H – 49 & 57 Folkard Lane (Ward of Picton) (By-law 54-2023)

- a. The Holding (H) symbol shall not be removed until such time as municipal sanitary sewer and water services are available to service the lands to the satisfaction of the County.

R1-41-H – 34 Ackerman Street (Ward of Picton) (By-law 1592-2005)

- a. Neither the execution of this Agreement by the Municipality, nor the registration of the Plan, nor the issuance by the Municipality of any Certificate herein shall be deemed to give any assurance that the Municipality will agree to remove the "H" Holding symbol from the zoning in respect of all or any portion of the Subdivision Lands. In addition to the other requirements of this Agreement, the Zoning By-law and Official Plan, the Owner acknowledges and agrees that "B" Holding zoning symbol shall not be removed by the Municipality in respect of all or any portion of the Subdivision Lands until:
 - (i) All of the roads, which are to be required to be constructed under this Agreement for the applicable Phase, have been constructed to the written satisfaction of the Municipal Engineer with the full depth of Granular B and a minimum of 100 mm of Granular A; and
 - (ii) Municipal water, sanitary sewer services and storm sewers have been constructed, installed and tested to the lot line of the lot for which the building permit is required to the written satisfaction of the Municipal Engineer that such services are ready for normal use; and

- (iii) Fire hydrants shall have been installed and ready for use with adequate water supply to the written satisfaction of the Municipal Engineer and the Fire Chief of the Municipality; and
- (iv) All drainage works and grading, except individual lot grading, have been constructed and are in operating condition to the written satisfaction of the Municipal Engineer and an Interim Certificate of Grading Conformity has been issued: and
- (v) A refundable amount of \$2,500.00 for each lot or unit for which a building permit is desired has been deposited by the applicant for the building permit with the Municipal Clerk to ensure that the lot is graded in conformity with the provisions of this Agreement. Upon completion of the construction of the building on such lot, the applicant shall provide a letter from an Ontario Land Surveyor or Professional Engineer certifying that the lot has been graded in compliance with the provisions of this Agreement and the Grading and Drainage Plan, Upon receipt of the letter of certificate as aforesaid, the two thousand five hundred dollars (\$2,500.00) will be refunded to the applicant. If the aforesaid certificate is not provided to the Municipality within one year from the date of the approval of the final interior inspection report, the two thousand five hundred dollars (\$2,500.00) shall, at the sole option of the Municipality, be automatically forfeited to the Municipality. The aforesaid two thousand five hundred dollars (\$2,500.00) shall be paid to the Municipality in cash or other form of security acceptable to the Municipality.

R1-42-H - 39 Belleville Street (Ward of Wellington)

- a. Development shall be prohibited prior to removal of the Holding (-H) Symbol.
- b. A By-law shall not be enacted to remove the Holding (-H) symbol until such a time that:
 - (i) capacity has been allocated for permitted uses on the lot in accordance with Policy EV800 or any amendment to or successor thereof; and
 - (ii) the owner connects to municipal water and sanitary sewage services at the sole expense of the owner

R1-43 – 19 Wharf Street (Ward of Wellington)

- a. Two (2) single-detached dwellings shall be permitted.
- b. The following additional provisions apply:
 - (i) Dwelling No. 1 (Southerly Dwelling)
 - a) Minimum Front Yard: 0.0 m

- b) Minimum Rear Yard: 0.95 m
- (ii) Dwelling No. 2 (Northerly Dwelling)
 - a) Minimum Front Yard: 3.75 m
 - b) Minimum Side Yard: 0.75 m
 - c) Minimum Rear Yard: 1.75 m

7.5.2 Urban Residential 2 (R2) Exception Zones

R2-1 – 8 Bridge Street (Ward of Picton)

- a. A permitted use of the basement or cellar only of the existing single-detached dwelling shall be a craft and gift shop.
- b. There shall be no additional parking requirement for the craft and gift shop.
- c. No outdoor advertising sign or device shall be placed or erected on the property except with the approval of Council and following issuance of a sign permit for such sign.

R2-2 – Macaulay Village, Lots 74, 75, 83, 84, 85 and 86 Plan 47M-6 (Ward of Hallowell) (By-laws 2048-2007 & 2144-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area:
 - a) Single-detached dwelling: 450.0 m²
 - b) One (1) dwelling unit of a semi-detached dwelling: 305.0 m²
 - c) One (1) semi-detached dwelling: 610.0 m²
 - (ii) Minimum front yard: 6.0 m
 - (iii) Maximum lot coverage: 46% (all buildings and structures)

R2-3 – 27 & 29 York Street, Lot 1060 and Part of Lot 1061, Plan 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 5.5 m
 - (ii) Maximum building height: 1 storey

R2-4-H – Country Club Investments Ltd., Part Lots 10, 188, 191, 195, 196, 196B & 197, Plan 8 (Ward of Wellington) (By-law 3029-2012)

- a. The following additional provisions apply:

- (i) Minimum front yard:
 - a) 3.6 m to front wall of dwelling;
 - b) 6.0 m to the front wall of an attached or detached garage
 - (ii) Minimum exterior side yard: 3.6 m
 - (iii) Minimum interior side yard:
 - a) Single-detached dwelling: 1.2 m
 - b) Semi-detached dwelling unit: 0.0 m on the attached side of the dwelling and 1.2 m on the unattached side of the dwelling, except where a semi-detached dwelling is attached at the footing and/or foundation, the horizontal distance between the walls on the attached side of the two (2) dwelling units above finished grade shall be a minimum of 1.2 m and a maximum of 1.5 m
 - (iv) Maximum lot coverage: 50%
 - (v) Maximum building height: 10.5 m
- b.** The following definition applies:
- (i) Semi-detached dwelling shall mean a building separated vertically into two (2) separate dwelling units, connected by a common wall above ground or connected underground at a 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.
- c.** No development 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, c.P.13, as amended. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted 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.
- d.** A by-law to remove the “Holding” (H) symbol shall be considered by County 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.

R2-5 – 58 Mary Street, Part of Lot 996, Lots 926 and 967 of Plan 24 (Ward of Picton) (By-laws 3731-2016 & 3779-2016)

- a.** The following additional provisions apply:

- (i) The minimum front yard requirement with respect only to the building existing at the date of passage of this by-law: 1.8 m
- (ii) The minimum interior side yard requirement with respect only to the building existing on the date of passage of this by-law shall be 0.0 m.
- (iii) Vary the setback for unenclosed porch from 1.2 m from any lot line to 0 m.
- (iv) The minimum lot area for a duplex dwelling shall be 241.55 m².

R2-6 – 51A&B York Street, Part of Lot 1243 of Plan 24 (Ward of Picton) (By-law 3853-2016)

- a. The following additional provisions apply:
 - (i) Maximum lot coverage (all buildings and structures): 50%
 - (ii) Minimum interior side yard for a semi-detached dwelling on the other side: 12.0 m

R2-7 – Curtis-Frank Street Subdivision 13T-16-504 (By-law 3990-2017)

- a. The following additional provisions apply:
 - (i) Maximum lot coverage: 45%
- b. Attached garages will not project close to the front lot line than the front yard setback of the dwelling unit porch. Attached garages will not be greater than 50% of the width of the dwelling unit.

R2-8 – Lot 28 47M-6, Inkerman Avenue (Ward of Hallowell) (By-law 4124-2017)

- a. The following additional uses are permitted:
 - (i) Triplex dwelling, with one (1) unit that operates as a boarding or rooming house.
- b. That four (4) parking spaces be provided on site, with one (1) of the parking spaced being developed to meet the standards for a barrier-free parking space.
- c. That a privacy fence measuring 1.5 m in height be erected along the interior side yards.
- d. That drainage for the hard surfacing areas be directed towards Inkerman Avenue directly or via swales. This is to be achieved through the preparation of a lot grading and drainage plan prepared by a Professional Engineer (P.Eng) or an Ontario Land Surveyor (OLS) with thorough knowledge in the design and construction of drainage matters, be developed and implemented as part of the site development. The plan shall address how existing and proposed drainage will be handled, including clean-outs and improvements.

- e. The following additional provisions apply:
- (i) Minimum lot area: 650.0 m²
 - (ii) Minimum frontage: 12.0 m
 - (iii) Minimum interior side yard: 1.8 m
 - (iv) Minimum front yard: 6.0 m
 - (v) Minimum rear yard: 7.0 m
 - (vi) Maximum lot coverage: 30%
 - (vii) Minimum landscaped open space: 40%
 - (viii) Maximum building height: 10.0 m

R2-9 – Talbot Ridge Subdivision 13T-16-505 (Ward of Picton) (By-laws 4026-2017 & 23-2020)

- a. The following additional provisions apply:
- (i) Minimum lot area: 370 m²
 - (ii) Minimum front yard depth: 6.0 m except that porches may have a front yard setback of 4.5 m
 - (iii) Minimum exterior side yard: 4.0 m
 - (iv) Minimum rear yard: 6.0 m
 - (v) Maximum lot coverage: 55.0%
 - (vi) Attached garages will not project closer to the front lot line than the front yard setback of the dwelling unit or 6 m. Attached garages will not be greater than 50% of the width of the dwelling unit.

R2-10 – 9A & B Lake Street, Part Lot 726 – 727 Plan 24, Part 1 47R8804 (Ward of Picton) (By-law 4261-2018)

- a. The following additional use is permitted:
- (i) One (1) In-law suite or additional dwelling unit per semi-detached dwelling unit
- b. The following additional provision applies:
- (i) Minimum interior side yard: 1.2 m

R2-11 – 18 Elks Street, Part Lot 1047 Plan 24 Part 1 47R3720 (Ward of Picton) (By-law 88-2020)

- a. The following additional provisions apply:
- (i) Minimum front yard: 2.5 m

R2-12 – Part of Lots 20 & 21, Concession 3 Military Tract in the (Ward of Picton) (By-law 127-2020)

- a. The following additional use is permitted:
- (i) One (1) additional dwelling unit per semi-detached dwelling unit
- b. The following additional provisions apply:
- (i) Minimum front yard: 6.0 m
 - (ii) Minimum interior side yard: 1.2 m

R2-13 – Royal Trees Inc. (Ward of Wellington) (By-law 44-2021)

- a. The following additional provisions apply:
- (i) Minimum lot area:
 - a) Single-detached dwelling: 350.0 m²
 - b) Semi-detached dwelling (1 unit): 240.0 m²
 - (ii) Minimum lot frontage:
 - a) Single-detached dwelling: 11.0 m
 - b) Semi-detached dwelling (1 unit): 7.0 m
 - (iii) Minimum front yard:
 - a) 6.0 m to attached garage
 - b) 4.0 m to the attached porch
 - (iv) Minimum exterior side yard: 3.0 m
 - (v) Minimum interior side yard:
 - a) Detached dwelling unit: 1.2 m
 - b) Semi-detached dwelling unit: 0.0 m on the attached side of the dwelling and 1.2 m on the unattached side of the dwelling, except where a semi-detached dwelling has an entranceway (with a maximum length of 6.08 m) at the front portion of the first floor. The side yard setback for this portion shall be a minimum of 0.9 m.

Further, fencing on the unattached side is only permitted a minimum of 1.0 m beyond the building. Structures, appliances and other devices are not permitted in the unattached side yard.

- (vi) Minimum rear yard:
 - a) For rear yards adjacent to Lake Ontario: 23.0 m from the surveyed top of bank
 - b) For all other yards: 7.5 m
 - (vii) Maximum lot coverage: 45%
 - (viii) Maximum building height: 10.0 m
- b. The following definition applies:
- (i) a semi-detached dwelling means a building separated vertically into two (2) 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.

R2-14-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply for single-detached dwellings:
- (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum lot area: 425.0 m²
 - (iv) Minimum exterior side yard: 3.5 m
 - (v) Maximum lot coverage: 60%
 - (vi) Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into Rear Yard Setback: 3.0 m
- b. The following additional provisions apply for one (1) unit of a semi-detached dwelling:
- (i) Minimum front yard setback: 6.0 m
 - (ii) Minimum rear yard setback: 6.0 m
 - (iii) Minimum interior side yard: 1.2 m
 - (iv) Minimum exterior side yard: 3.5 m
 - (v) Maximum lot coverage: 60%

- (vi) Minimum landscaped open space: 28%
 - (vii) Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into Rear Yard Setback: 3.0 m
- c. Development shall not occur until such a time as the "Holding" (H) symbol has been removed. Prior to the removal of the "Holding" (H) symbol, permitted uses shall be those existing on the date of passing of this By-law as well as a temporary sales office and model home(s), in accordance with a registered subdivision agreement.
 - d. 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 of the lands.

7.5.3 Urban Residential 3 (R3) Exception Zones

R3-1 – 220 Wellington Main Street, Part of Lot 215, Registered Plan No. 8 (Ward of Wellington)

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:
 - (i) Minimum lot area: 300.0 m²
 - (ii) Minimum lot area per dwelling unit: 300.0 m²
 - (iii) Minimum lot frontage: 7.5 m
 - (iv) Minimum lot frontage per dwelling unit: 7.5 m
 - (v) Minimum front yard: 10.5 m
 - (vi) Minimum side yard (west): 1.3 m
 - (vii) Minimum side yard (east): 0.0 m
 - (viii) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
 - (ix) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-2 – 218 Wellington Main Street, Part of Lot 216, Registered Plan No. 8 (Ward of Wellington)

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:
 - (i) Minimum lot area: 215.0 m²
 - (ii) Minimum lot area per dwelling unit: 215.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 5.5 m
 - (iv) Minimum front yard: 10.5 m
 - (v) Minimum side yard: 0.0 m
 - (vi) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
 - (vii) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-3 – 216 Wellington Main Street, Part of Lot 215, Registered Plan No. 8 (Ward of Wellington)

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:
 - (i) Minimum lot area: 280.0 m²
 - (ii) Minimum lot area per dwelling unit: 280.0 m²
 - (iii) Minimum lot frontage: 7.0 m
 - (iv) Minimum lot frontage per dwelling unit: 7.0 m
 - (v) Minimum front yard: 10.5 m
 - (vi) Minimum side yard: 0.0 m
 - (vii) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
 - (viii) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-4 – 214 Wellington Main Street, Part of Lot 214, Registered Plan No. 8, Ward of Wellington

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:

- (i) Minimum lot area: 280.0 m²
- (ii) Minimum lot area per dwelling unit: 280.0 m²
- (iii) Minimum lot frontage: 7.0 m
- (iv) Minimum lot frontage per dwelling unit: 7.0 m
- (v) Minimum front yard: 10.5 m
- (vi) Minimum side yard: 0.0 m
- (vii) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
- (viii) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-5 – 317 Wellington Main Street, Part of Lots 99 and 100, Registered Plan No. 8 (Ward of Wellington)

- a. A seniors' retirement residence in which accommodation is provided for retired persons or couples where each private or semi-private room has a separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care may also be provided, is a permitted use.
- b. A maximum of eight (8) retired persons may be accommodated at any one time.
- c. Minimum number of required parking spaces: 5

R3-6 – Sandbank Homes, Lot 201, Plan 8 (Ward of Wellington) (By-laws 2271-2008 & 3094-2012)

- a. Permitted uses shall be limited to townhouse dwellings and semi-detached dwellings (save and except Block 13 on Plan 8, which shall be limited to townhouse dwellings).
- b. The minimum frontage shall be:
 - (i) For townhouse dwelling where each unit fronts on a private street where on a private street: 7.0 m per dwelling unit
 - (ii) For semi-detached dwelling where each unit fronts on a private street: 7.0 m per dwelling unit
- c. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum exterior side yard: 7.5 m

- (iii) Minimum interior side yard:
 - a) on the attached side: 0.0 m
 - b) on the other side: 2.5 m
- (iv) Minimum Rear Yard: 7.5 m
- (v) Maximum Lot Coverage: 45%
- (vi) Maximum building height: 6.01 m
- (vii) The lots, buildings, structures and uses within the Zone may front upon and obtain access from a private road.
- (viii) The provisions of **Section 3.31.12** shall not apply to front yards.
- (ix) A landscaped buffer, a minimum of 3.0 m in width, shall be required along the lot line butting Lot 201A on Plan 8.

R3-6-H – Sandbank Homes, Lot 201, Plan 8 (Ward of Wellington) (By-laws 2271-2008 & 3094-2012)

- a. The “H” shall be removed when the owner has entered into a Subdivision Agreement and/or Site Plan Agreement with the Corporation of the County, which agreement shall address all municipal requirements, financial or otherwise, in accordance with Sections 41 and 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

R3-7 – Daimler Retirement Parks Limited Townhouse/Low Rise Apartment Block, Ward of Wellington Lots 45-49 47M-7 (Ward of Wellington)

- a. The following additional uses are permitted: single-detached dwelling, semi-detached dwelling, duplex dwelling, townhouse dwelling, low-rise apartments no greater than three (3) storeys in height, home business, and open space uses.
- b. The following additional provisions apply for single-detached dwellings:
 - (i) Minimum lot area: 450.0 m²
 - (ii) Minimum lot frontage: 15.0 m
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum side yard: 1.0 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Minimum rear yard: 7.5 m
 - (vii) Maximum building coverage: 40%

- c. The following additional provisions apply for semi-detached dwellings and duplex dwellings:
- (i) Minimum lot area: 674.0 m²
 - (ii) Minimum lot area per dwelling unit: 337.0 m²
 - (iii) Minimum lot frontage: 18.0 m
 - (iv) Minimum front yard: 7.5 m
 - (v) Minimum interior side yard: 1.2 m
 - (vi) Minimum exterior side yard: 3.0 m
 - (vii) Minimum rear yard: 7.5 m
 - (viii) Maximum building coverage: 40%
- d. The following additional provisions apply for townhouse dwellings:
- (i) Minimum lot area: 700.0 m²
 - (ii) Minimum lot area per dwelling unit: 230.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 6.0 m
 - (iv) Minimum front yard: 7.5 m
 - (v) Minimum side yard between attached units: 0.0 m
 - (vi) Minimum interior side yard: 2.5 m
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 9.0 m
 - (ix) Maximum building coverage: 35%
- e. The following additional provisions apply for low-rise apartment dwellings:
- (i) Minimum lot area: 850.0 m²
 - (ii) Minimum lot area per dwelling unit: 230.0 m²
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum interior side yard: 2.5 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Minimum rear yard: 9.0 m
 - (vii) Maximum building coverage: 5%
- f. The lands may front upon and obtain access from a private road.

R3-8 – 62 King Street (Ward of Picton) (By-law 2336-2008)

- a. The following additional uses are permitted:
- (i) The dwelling as existed on the date of passing of this by-law shall be a residential home exclusively for senior citizens and accommodating not more than thirteen (13) such senior citizens.
 - (ii) The existing barn shall be a recreational centre on the first floor for the use of the residents of the residential home described in subsection 1. preceding and for the use of senior citizens of the community generally, together with a single-family dwelling unit on the second floor.
 - (iii) Group Home.

R3-9 – 71 Queen Street (Ward of Picton)

- a. A permitted use of the dwelling as existed on the date of passing of this by-law shall be a residential home exclusively for senior citizens and accommodating not more than ten (10) senior citizens.

R3-10 – 15 Union Street (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum front yard: 5.0 m
 - (ii) Minimum interior side yard: 3.0 m
 - (iii) Minimum exterior side yard, for principal and accessory buildings: 5.0 m
 - (iv) Minimum rear yard: 5.5 m
 - (v) Where a parking area providing more than four (4) parking spaces abuts a street, the minimum width of landscaped open space to be provided along the lot line abutting the street: 2.4 m
 - (vi) The maximum projection of the eaves of a building into the side yards of such building: 1.0 m
 - (vii) The maximum number of dwelling units in a new apartment dwelling shall be eight (8).

R3-11 – 346 Main Street (Ward of Picton)

- a. A permitted use of the first or main floor only of the existing dwelling shall be that of an art gallery for the display and sale of paintings in oils, acrylics, pastels and water colours and of sculptures.
- b. A minimum of six (6) off-street parking spaces shall be provided on the property.

R3-12 – 1 Mortimer Street, Royal Harbour Condominiums (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum rear yard: 6.0 m
 - (ii) Maximum building height: 15.6 m
 - (iii) All development shall be flood proofed to the 1:100 year Lake Ontario flood elevation of 76.7 m (G.S.C.).

R3-13 – 73 King Street, Part of Lots 303 and 304, Registered Plan No. 24 (Ward of Picton)

- a. The uses permitted shall be limited to a seniors' retirement residence capable of accommodating a maximum of nine (9) retired persons at any one time and one (1) single storey, attached accessory dwelling unit for the owner or administrator of the retirement home.
- b. The following definitions apply:
- (i) Seniors' retirement residence means an accommodation for retired individuals or couples where each private or semi-private room has a separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, common lounges and recreation rooms are provided, and where medical care may also be provided.
- c. The following additional provisions apply:
- (i) Minimum lot area: 857.0 m²
 - (ii) Minimum front yard: 4.3 m
 - (iii) Minimum interior west side yard: 3.7 m
 - (iv) The exterior side yard setbacks from the Centre Street Road allowance that were existing on the property on the date of passing of this by-law are permitted and shall not be further reduced.
 - (v) A minimum of five (5) parking spaces shall be provided on site, which may include one parking space provided in and attached garage.
 - (vi) Maximum building height for a retirement residence: 11.0 m
 - (vii) Maximum building height for an attached accessory dwelling unit for the owner or administrator: 5.5 m
 - (viii) The maximum density permitted shall be 95 units per hectare.

R3-14 – Macaulay Village (Ward of Hallowell)

- a. Permitted uses are limited to the following: senior citizen's housing complex, retirement home, and medical office uses accessory to the principal use.
- b. The maximum building height shall be equal to the height of the building existing as of the date of passing of this by-law.

R3-15 – 37 Lake Breeze Court, Lot 23, RP 121 (Ward of Wellington)

- a. The permitted uses shall be restricted to only the following:
 - (i) Two (2) six-unit dwellings.
- b. The following definition applies:
 - (i) "Six-Unit Dwelling" means a separate building that is divided into six dwelling units, each with an independent entrance to the outside yard area adjacent to the said dwelling unit.

R3-16 – Lots 694, 695 & 696, Registered Plan 24 (Ward of Picton) (By-law 2050-2007)

- a. The following additional provisions apply:
 - (i) The maximum number of residential apartment units permitted shall be 58 units.
 - (ii) The minimum yard requirements for the main permitted uses shall be:
 - a) Front: 9.0 m
 - b) Rear: 12.0 m
 - c) Interior side yard: 8.0 m
 - d) Exterior side yard: 6.0 m
 - (iii) A landscaped buffer strip having a minimum width of 10.0 m shall be provided and maintained between any residential building and the rear lot line.
- b. 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.

R3-17 – 4 Bridge Street (Ward of Picton)

- a. A maximum of seven (7) dwelling units, comprising of six (6) townhouse units and one (1) detached dwelling unit, shall be the only permitted use.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 2.0 m

- (ii) The setbacks of the detached carriage house building (former Herrington Dairy Creamery) existing on the date of passing of this by-law and any improvements thereto shall be permitted, however any future additions thereto shall be required to meet all requirements of the parent Zone.
- (iii) Minimum landscaped open space: 25%
- c. 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.

R3-18 – 60-70 Pine Ridge Drive, Part of Lots 20 & 21, Concession 1 South East Carrying Place (Ward of Hallowell) (By-laws 1982-2007 & 3899-2016)

- a. The permitted uses shall be limited to the following: six-unit townhouse dwelling, home business, and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum exterior side yard: 3.0 m

R3-19-H – 35 Bridge Street, Lots 1020, 1022, & 1024, Plan 24 (Ward of Picton) (By-law 2963-2011)

- a. The following additional uses are permitted: medical clinic (with no overnight accommodations), business, professional or administrative offices, retail commercial establishment, personal service establishment, restaurant, convenience store; and uses, building and structures accessory to a permitted use such as a swimming pool, club house and docks.
- b. The following additional provisions apply:
 - (i) Minimum lot area per townhouse dwelling unit: 205.0 m²
 - (ii) Minimum front yard: 1.0 m
 - (iii) Minimum interior side yard (on attached side): 0.0 m
 - (iv) Minimum interior side yard (on other side): 1.5 m
 - (v) Minimum rear yard: 1.5 m
 - (vi) Minimum building separation: 1.8 m
 - (vii) Minimum setback from 1:100 year flood plain: 10 m
 - (viii) Minimum on-site parking requirements for all permitted residential uses shall be determined at a rate of 1.2 spaces per dwelling unit.

- c. 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.
- d. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as:
 - (i) A site plan agreement has been executed to the satisfaction of the Municipality, including but not limited to stormwater management, grading, servicing, entrance/access to the site, Record of Site Condition, pedestrian flow, docking facilities etc., or final approval of a plan of condominium has been obtained;
 - (ii) The site has been remediated and a Record of Site Condition filed to the satisfaction of the Ministry of the Environment, Conservation and Parks (MECP) and the Municipality; and,
 - (iii) A flow modeling analysis for the Bridge Street water and sanitary sewer system has been completed to the satisfaction of the Municipality.
- e. Prior to the removal of the “Holding” (H) symbol, the only uses, buildings or structures permitted shall be those existing on the date of passing of this by-law.

R3-20 – 47-53 Aletha Drive, Sandbank Homes, Lot 201, Plan 8 (Ward of Wellington) (By-law 2271-2008)

- a. Permitted uses shall be limited to townhouse dwellings and semi- detached dwellings.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage:
 - a) Townhouse dwelling where each unit fronts dwelling unit on a private Street: 7.0 m
 - b) Semi-detached dwelling where each unit dwelling unit fronts on a private Street: 7.0 m
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum exterior side yard: 7.5 m
 - (iv) Minimum interior side yard:
 - a) on the attached side: 0.0 m
 - b) on the other side; 2.5 m
 - (v) Minimum rear yard: 7.5 m
 - (vi) Maximum lot coverage: 45%
 - (vii) Maximum building height: 6.01 m

- (viii) The lots, buildings, structures and uses within the R3-20 Zone may front upon and obtain access from a private road.
- (ix) The provisions of **Section 3.31.9** shall not apply to front yards.

R3-21 – Reserved for future use.

R3-22-H – 35 Bridge Street, Part Lots 1020, 1021 & 1022, Plan 24 (Ward of Picton) (By-law 2963-2011)

- a. The following additional uses are permitted: medical clinic (with no overnight accommodations), business, professional or administrative offices, retail commercial establishment, personal service establishment, restaurant, convenience store; and uses, building and structures accessory to a permitted use such as a swimming pool, club house and docks.
- b. The following additional provisions apply:
 - (i) Minimum lot area per townhouse dwelling unit: 205.0 m²
 - (ii) Minimum front yard: 1.0 m
 - (iii) Minimum interior side yard (on attached side): 0.0 m
 - (iv) Minimum interior side yard (on other side): 1.5 m
 - (v) Minimum rear yard: 1.5 m
 - (vi) Minimum building separation: 1.8 m
 - (vii) Minimum setback from 1:100 year flood plain: 10.0 m
 - (viii) Minimum on-site parking requirements for all permitted residential uses shall be determined at a rate of 1.2 spaces per dwelling unit.
 - (ix) Minimum of seventeen (17) boat slips for transient boaters shall be provided
- c. The following definitions apply:
 - (i) Transient Boaters means boaters berthing at such docks overnight or for short stays, arriving by water only, and shall not include a marina as defined or classified herein.
- d. 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.
- e. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as:
 - (i) A site plan agreement has been executed to the satisfaction of the Municipality, including but not limited to stormwater management, grading, servicing, entrance/access to the site, Record of Site Condition, pedestrian

- flow, docking facilities etc., or final approval of a plan of condominium has been obtained;
- (ii) The site has been remediated and a Record of Site Condition filed to the satisfaction of the Ministry of the Environment, Conservation and Parks and the Municipality; and
 - (iii) A flow modeling analysis for the Bridge Street water and sanitary sewer system has been completed to the satisfaction of the Municipality.
- f. Prior to the removal of the “Holding” (H) symbol, the only uses, buildings, or structures permitted shall be a medical clinic, restaurant, motel, marina and professional offices. The aforementioned permitted uses shall be restricted to the buildings and structures existing on the date of the passing this by-law.
 - g. For the purposes of any expansion or enlargement of the existing uses, within the existing structure, the minimum number of required on-site parking spaces shall be 39.

R3-23 – Part Lot 1, Concession 1 North West Carrying Place and Part or all of Lots 528-533, 558-563 & Part of Thomas Street, Plan 24 (Ward of Picton) (By-law 2984-2011)

- a. The permitted uses shall be limited to the following:
 - (i) One (1) unit of a semi-detached dwelling;
 - (ii) One (1) semi-detached dwelling;
 - (iii) One (1) triplex dwelling;
 - (iv) One (1) townhouse dwelling;
 - (v) One (1) unit of a townhouse dwelling;
 - (vi) Home business; and
 - (vii) Uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply for semi-detached dwellings, duplex and townhouse dwellings:
 - (i) Minimum lot area per semi-detached dwelling unit: 315.0 m²
 - (ii) Minimum lot area for semi-detached dwellings: 630.0 m²
 - (iii) Minimum lot area per townhouse dwelling unit: 195.0 m²
 - (iv) Minimum lot frontage per townhouse dwelling unit: 6.0 m
 - (v) Minimum front yard: 6.0 m
 - (vi) Minimum side yard (on attached side): 0.0 m

- (vii) Minimum side yard (on other side): 1.2 m
 - (viii) Minimum exterior side yard: 3.0 m
 - (ix) Maximum lot coverage: 45%
- c. 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.

R3-24 – Part or all of Lots 451-453, 473-479, 488-495, 517-524 & Part of Peter, Bowery and David Streets, Plan 24 (Ward of Picton) (By-law 2984-2011)

- a. The permitted uses shall be limited to the following: seniors' retirement residence, senior citizen's housing complex, apartment dwelling, townhouse dwelling; one (1) unit of a townhouse dwelling; home occupation; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 5.9 m
 - (ii) Minimum rear yard: 4.0 m
 - (iii) Maximum lot coverage: 40%
- c. The following definitions apply:
 - (i) Seniors' Retirement Residence means a building or buildings in which accommodation is provided for retired persons or couples where each private or semi-private room has a separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care may also be provided.
- d. Notwithstanding the provisions of **Section 4.1.1 d)**, parking may be permitted in any yard.
- e. 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.

R3-25 – Sandbank Homes Inc., Part Lot 1, Concession 1 North West of Carrying Place, and Part of Lots 549-555 & Part of Thomas Street, Plan 24 (Ward of Picton) (By-law 2964-2011)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage per townhouse dwelling that does not front onto a public street: 10.0 m
 - (ii) Minimum front yard: 6.0 m

- (iii) Minimum exterior side yard: 6.0 m
 - (iv) Minimum rear yard: 6.0 m
 - (v) Maximum lot coverage: 45%
- b. 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.

R3-26-H – Country Club Investments Ltd., Part of Lots 10, 188, 191, 195, 196, 196B & 197, Plan 8, (Ward of Wellington) (By-law 3029-2012)

- a. The permitted uses shall be limited to the following: one (1) townhouse dwelling; one (1) unit of a townhouse dwelling; home occupation; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
- (i) Minimum front yard:
 - a) 3.6 m to front wall of dwelling
 - b) 6.0 m to the front wall of an attached or detached garage
 - (ii) Minimum exterior side yard: 3.6 m
 - (iii) Minimum interior side yard:
 - a) 0.0 m on the attached side of the dwelling
 - b) 1.2 m on the unattached side of the dwelling
 - (iv) Maximum lot coverage: 55%
 - (v) Minimum landscaped open space: 30%
- c. 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.
- d. No development 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, c.P.13, as amended. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted 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.
- e. A by-law to remove the “Holding” (H) symbol shall be considered by County 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.

- f. Upon removal of the “Holding” (H) symbol, the uses and zone provisions shall apply.

R3-27-H – Country Club Investments Ltd., Part of Lots 10, 188, 191, 195, 196, 196B & 197, Plan 8, (Ward of Wellington) (By-law 3029-2012)

- a. The Permitted Uses shall be limited to the following: townhouse dwelling, home occupation, and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
- (i) Minimum lot frontage: 6.0 m
 - (ii) Minimum width of each townhouse unit on an internal road: 5.2 m
 - (iii) Minimum setback from internal road
 - a) 6.0 m to the front wall of an attached garage
 - b) 3.6 m to the front wall of the dwelling
 - (iv) Minimum interior side yard
 - a) 1.2 m; or
 - b) 3.6 m where the lot line abuts the R2-7 Zone.
 - (v) Minimum exterior side yard: 4.0 m.
 - (vi) Maximum lot coverage: 55%
 - (vii) Minimum landscaped open space: 30%
- c. 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, except where a development fronts onto a public road.
- d. No development on lands 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, c.P.13, as amended. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted 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.
- e. A by-law to remove the “Holding” (H) symbol shall be considered by County 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.

- f. Upon removal of the “Holding” (H) symbol suffixed, the uses and zone provisions shall apply.

R3-28-H – Country Club Investments Ltd., Part of Lots 10, 188, 191, 195, 196, 196B, 197, Plan 8 (Ward of Wellington) (By-law 3029-2012)

- a. The permitted uses shall be limited to the following: apartment dwelling, retail commercial establishment within an apartment dwelling, home occupation; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) All required yards (minimum): 3.0 m
 - (ii) 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.
- c. No development 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, c.P.13, as amended. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted 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.
- d. A by-law to remove the “Holding” (H) symbol shall be considered by County 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.
- e. Upon removal of the “Holding” (H) symbol, the uses and zone provisions shall apply to the lands so zoned.

R3-29-H – 214 Oak Street (Ward of Wellington) (By-law 3761-2016)

- a. The following additional provisions apply:
 - (i) Minimum lot area per townhouse dwelling: 219.0 m²
 - (ii) Minimum lot frontage: 0.0 m

- b. Under Section 37 of the Planning Act, R.S.O 1990, c.P.13, as amended, permit an increase in the density from the preferred 25 units per hectare to 46 units per hectare in exchange for community benefits.
- c. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
 - (i) The agreement for the provision of increased density be entered into in exchange for 24 affordable housing (12 existing and 12 additional) units on site and registered on the title of the lands under Section 37 of the Planning Act, R.S.O 1990, c.P.13, as amended.

R3-30 – Blocks 138–140, Plan 47M-12, 57-73, Dorchester Drive (Ward of Wellington) (By-laws 3735-2016 & 3932-2017)

- a. The following additional use is permitted: townhouse dwellings.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 700.0 m²
 - (ii) Minimum lot area per dwelling unit: 200.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 6.0 m
 - (iv) Minimum front yard: 7.5 m
 - (v) Minimum side yard between attached units: 0.0 m
 - (vi) Minimum interior side yard: 2.5 m
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 7.5m
 - (ix) Maximum lot coverage: 45%
- c. All lots, building and structures shall front onto and obtain access from a private street.
- d. The provisions of **Section 3.31.12** shall not apply to front, side, or rear yards.
- e. Notwithstanding the yard and setback provisions of this By-law to the contrary, endorsed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and landings may project into any required yard a maximum distance of 2.5 m but not closer than 1.2 m to any lot line, provided that in the case of porches, steps or patios, such uses are not more than 1.8 m above grade, exclusive of hand railings or similar appurtenances.

R3-31 – 51 Mary Street, Part of Lots 1007-1008, Plan 24 (Ward of Picton) (By-law 3883-2016)

- a. The following additional use is permitted: single-detached dwelling.

R3-32 – 99 Bridge Street, Picton Harbour Inc., Lot 18 Registrar's Compiled Plan 25 S/T PE101574, PE158556; & Part Lot 19 Registrar's Compiled Plan 25 Part 1 47R2704 Except Part 1 47R5541 (By-law 4459-2019)

- a. The following additional provisions apply:
- (i) Minimum front yard: 2.0 m
 - (ii) Minimum exterior side yard: 3.0 m
 - (iii) Minimum rear yard: 1.2 m
 - (iv) Maximum lot coverage: 67%
 - (v) Minimum landscaped open space: 33%
 - (vi) In addition to the exemptions noted in Section 3.13, the height provisions shall not apply to the following structures: architectural parapets, rooftop guardrails, stair overruns, elevator overruns.
 - (vii) Parking spaces shall have a minimum area of 13.5 m² and a minimum width of 2.6 m and a minimum length of 5.2 m.

R3-33 – 3 Spring Street, Part of Lot 1533 on Plan 24 being Part 1 and Part 2 on 47R-8311, Ward of Picton (By-law 4233-2018)

- a. The following additional provisions apply:
- (i) Minimum interior side yard: 3.0 m
 - (ii) Minimum landscaped open space: 25%
 - (iii) One-way drive aisles with a minimum width of 5.5 m
- b. In accordance with Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, permit an increase in the density from 25 units per net hectare to 75 units per net hectare in exchange for community benefits.
- c. The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, shall apply.
- d. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
- (i) An application for Site Plan Control has been approved and a Site Plan Control Agreement has been executed and registered on title of the lands.

- (ii) The agreement for the provision of increased density be entered into and registered on title of the lands under Section 37 of the Planning Act, R.S.O. 1990. c.P. 13, as amended.

R3-34 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted use shall be a semi-detached dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 4.5 m, except that a driveway with a minimum length of 6.0 m shall be provided
 - (ii) Minimum interior side yard: 2.3 m
 - (iii) The maximum height of all buildings shall be four (4) storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-35 – Picton Harbour Development, 24 Bentley Crescent, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home, one (1) unit of a townhouse dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, uses, buildings and structures accessory to the foregoing permitted uses
- b. The following additional provisions apply:
 - (i) Minimum lot area: 540.0 m²
 - (ii) Minimum front yard: 4.5 m
 - (iii) Minimum interior side yard: 1.8 m
 - (iv) The maximum height of all buildings shall be four (4) storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-36 – Picton Harbour Development, 12 Clara Drive, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be: townhouse dwelling, one (1) unit of a townhouse dwelling, and uses, buildings and structures accessory to the foregoing permitted uses.

- b. The following additional provisions apply:
- (i) Front Lot Line shall be the lot line abutting Bridge Street.
 - (ii) Rear Lot Line Shall be the lot line abutting the condominium road.
 - (iii) Minimum lot area: 185.0 m² per dwelling unit
 - (iv) Minimum front yard: 4.5 m
 - (v) Minimum rear yard: 6.0 m
 - (vi) Maximum lot coverage: 50%
 - (vii) Minimum landscaped open space: 30%
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-37 – Picton Harbour Development, 17 Cleave Avenue, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be: townhouse dwelling, one (1) unit of a townhouse dwelling, and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
- (i) Front lot line shall be the westernmost lot line, nearest to Picton Harbour
 - (ii) Rear lot line shall be the easternmost lot line, farthest from Picton Harbour
 - (iii) Minimum front yard: 3.5 m
 - (iv) Minimum exterior side yard: 5.0 m
 - (v) Minimum rear yard: 6.0 m
 - (vi) Minimum landscaped open space: 29%
 - (vii) Maximum lot coverage: 45%
 - (viii) Maximum lot coverage for accessory structures: 13%
 - (ix) Detached garages are permitted to be setback 0 m from an interior side lot line.
- c. The maximum height of all buildings shall be four (4) storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-38 – Picton Harbour Development, 13 Bentley Crescent, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- b. The following additional provisions apply:
 - (i) Front lot line shall be the lot line abutting Bridge Street.
 - (ii) Rear lot line abutting the condominium road.
 - (iii) Minimum lot area: 1,550.0 m²
 - (iv) Minimum front yard: 1.5 m
 - (v) Minimum interior side yard: 8.5 m
 - (vi) Minimum exterior side yard: 8.0 m
 - (vii) Minimum rear yard street: 2.0 m, except that there shall be a minimum of 6.0 m between the condominium road and the entrance to an underground parking structure.
 - (viii) Maximum building height: 106.4 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.
 - (ix) Maximum lot coverage: 50%
 - (x) Where an underground parking structure is located entirely below grade, it can be located in any yard.
 - (xi) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (xii) xii. Minimum parking space area shall be 16.2 m²
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-39 – Picton Harbour Development, 16 Villeneuve Drive, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- b. The following additional provisions apply:

- (i) Minimum frontage: 6.0 m
 - (ii) Minimum interior side yard (north): 7.5 m
 - (iii) Maximum building height: 102.93 m above sea level as measured to the mean height between the eaves and the ridge, exclusive of any accessory roof construction.
 - (iv) Where an underground parking structure is located entirely below grade, it can be located in any yard.
 - (v) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (vi) Minimum parking space area shall be 16.2 m².
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-40 – Picton Harbour Development, 106 Bridge Street, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24, Ward of Picton

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use
- b. The following additional provisions apply:
 - (i) The front lot line shall be the lot line abutting Bridge Street.
 - (ii) Minimum interior side yard (south): 7.0 m
 - (iii) Maximum lot coverage: 40%
 - (iv) Where an underground parking structure is located entirely below grade, it can be located in any yard
 - (v) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (vi) Minimum parking space area shall be 16.2 m²
 - (vii) Maximum building height: 108.13 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-41 – Picton Harbour Development, North of 13274 Loyalist Parkway, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use
- b. The following additional provisions apply:
 - (i) Any lot line fronting onto a condominium road is considered a front lot line.
 - (ii) Minimum front yard: 4.5 m
 - (iii) Maximum lot coverage: 43%
 - (iv) Maximum building height: 103.43 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.
 - (v) Where an underground parking structure is located entirely below grade, it can be located in any yard.
 - (vi) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (vii) Minimum parking space area: 16.2 m²
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-42-H – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use
- b. The following additional provisions apply:
 - (i) Any lot line fronting onto a condominium road is considered a front lot line.
 - (ii) Minimum front yard: 4.5 m.
 - (iii) Maximum lot coverage: 50%.
 - (iv) Maximum building height: 103.43 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.

- (v) Where an underground parking structure is located entirely below grade, it can be located in any yard.
 - (vi) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (vii) Minimum parking space area: 16.2 m.
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-43 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 4.3 m
 - (ii) Minimum interior side yard: 1.2 m for an accessory structure
 - (iii) Minimum landscaped open space: 25%
 - (iv) Parking space dimensions:
 - a) Minimum area: 14.8 m²
 - b) Minimum width: 2.6 m
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-44 – 80 Maple Street, Part of Lots 20 & 21, Concession 3 Military Tract (Ward of Picton) (By-law 127-2020)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 7.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum front yard: 6.0 m
 - (iv) Unenclosed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and lands may project into any required yard to a maximum of 3.0 m, but no closer than 3.0 m to the rear lot line.

R3-45 – Talbot on the Trail Blocks 101-108 and 113-116 (Ward of Picton) (By-law 67-2021)

- a. A permitted use shall be a Back-to-Back Townhouse, defined as group of at least three attached separate dwelling units which share a sidewall and rear wall, without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit.
- b. The following additional provisions apply:
- (i) Minimum lot area: Back-to-back townhouse dwelling unit: 112.0 m²
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum exterior side yard: 1.5 m
 - (iv) Minimum rear yard: 0.0 m
 - (v) Maximum lot coverage: 67% per unit. Decks, unenclosed porches and exterior stairs are not included in the coverage calculation.
 - (vi) Minimum landscaped open space: 19%
 - (vii) Maximum building height: 10.0 m
 - (viii) Minimum parking space area: 16.5 m²
 - (ix) The parking area shall not be wider than the garage/carport.
 - (x) Unenclosed Balcony Projection: Unenclosed balconies shall project up to 1.6 m out of the front wall of the dwelling or 1.6 m out of the exterior side of the dwelling if abutting a public street, but no closer than 1.2 m to any lot line and may have a maximum height of 7.0 m.

R3-46-H – Lot 10 B Plan 8; Part Lot 197 b Plan 8 Part 1 47R1603 (Ward of Wellington) (By-law 09-2021)

- a. The following additional provisions apply:
- (i) A permitted residential density of 50 units per net hectare.
 - (ii) A parking rate of 1.25 is not exceeded.
- b. 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
- c. No development shall be permitted on the site nor shall a By-law be enacted to remove the Holding (H) Symbol until such a time as a Site Plan Control Agreement has been executed to the satisfaction of the Municipality, including but not limited to stormwater management, grading, servicing, entrance/access to the site, community

benefits in exchange for density bonusing; and the deeding of land for a future road to the Municipality.

R3-47-H – Fields of Wellington, 18 Talbot Street, Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8 WELLINGTON; PARTS 9 & 11 47R8196; PRINCE EDWARD (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses shall be limited to the following: one (1) townhouse dwelling, one (1) unit of a townhouse dwelling, one (1) additional dwelling unit, home occupation, and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 500.0 m²
 - (ii) Minimum front yard:
 - a) 3.0 m to the front wall of the dwelling
 - b) 6.0 m to the front wall of an attached or detached garage
 - (iii) Minimum exterior side yard: 3.0 m
 - (iv) Minimum interior side yard:
 - a) 0.0 m on the attached side of a dwelling
 - b) 1.2 m on the unattached side of the dwelling
 - (v) Maximum lot coverage: 40%
- c. 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.
- d. 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.

R3-48-H – Fields of Wellington, Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8 WELLINGTON; PARTS 9 & 11 47R8196; PRINCE EDWARD (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses shall be limited to the following: apartment dwelling, retirement home, senior citizens' housing complex, retail commercial establishment within an apartment dwelling, home business, and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum required yards: 3.0 m
- c. 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.
- d. 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.

R3-49-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 230 m²
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum rear yard: 6.0 m
 - (iv) Minimum setback from private right-of-way: 2.0 m
 - (v) Minimum exterior side yard: 3.5 m
 - (vi) Maximum lot coverage: 65%
 - (vii) Minimum landscaped open space: 25%
 - (viii) Rear yard encroachment of porch: 3.0 m
 - (ix) Minimum interior side yard: 1.2 m on the unattached side
- b. Development shall not occur within the R3-49-H Zone until such a time as the "Holding" (H) symbol has been removed. Prior to the removal of the "Holding" (H) symbol, permitted uses shall be those existing on the date of passing of this By-law

as well as a temporary sales office and model home(s), in accordance with a registered subdivision agreement.

- c. 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 of the lands.

R3-50 – Fields of Wellington, Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8 WELLINGTON; PARTS 9 & 11 47R8196; PRINCE EDWARD (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses are limited to: apartment dwelling containing four (4) dwelling units.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 22.6 m

R3-51 – 30 Disraeli Street, Part Lot 1508, Plan 24 Picton, Part 3 47R7136 T/W PE154954 (Ward of Picton) (By-law 148-2022)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 1.0 m
 - (ii) Minimum interior side yard: 3.0 m
 - (iii) Minimum setback to a private right-of-way: 3.0 m
 - (iv) Minimum landscaped open space: 26%
 - (v) Notwithstanding **Section 4.1** to the contrary, a parking ratio of 0.8 spaces per unit shall be required for an apartment building.
 - (vi) Notwithstanding **Sections 4.1.5** and **4.1.6** to the contrary, a parking space shall have a minimum area of 14.3 m², a minimum width of 2.6 m and the minimum width of a drive aisle providing access to parking spaces shall have a minimum width of 4.0 m.
 - (vii) Notwithstanding **Sections 4.1.5** and **4.1.6** to the contrary (or vi) above) compact parking spaces shall be permitted with a minimum area of 12.5 m² and a minimum width of 2.5 m.

R3-52 – 230 Niles Street, Lots 257-260, Plan 8 Wellington Hillier, Part Lot 197 & Lane Lying North of Lots 255-260 Plan 8 Wellington Hillier, Closed by PE57489 & Part Unopened Street Lying North of Niles Street and West of Lot 260 Plan 8 Wellington Hillier, Part 1 of 47R9133; Together with an Easement Over Part 2 of 47R9133 as in EC64398 (Ward of Wellington) (By-law 151-2022)

- a. The following additional provisions apply:
- (i) Maximum front yard setback for apartment dwelling: 6.0 m
 - (ii) Maximum building height for apartment dwelling: 16.0 m
 - (iii) Minimum barrier-free parking space area: 20.4 m²
 - (iv) Minimum barrier-free parking space width: 3.4 m
 - (v) Maximum parking spaces permitted on-site: 1.25 spaces per unit
 - (vi) Parking spaces shall have a minimum area of 13.5 m² and a minimum width of 2.6 m.
 - (vii) Bicycle parking shall be provided at a rate of 0.5 spaces per unit.
 - (viii) Minimum setback from the floodplain for Lane Creek: 12.0 m
 - (ix) Minimum setback for patios projecting into front yard setback: 3.0 m

R3-53 – 13 Lake Street, Lot 725 Plan 24 Picton; Part Lot 726 Plan 24 Picton As In PE168774 (Ward of Picton) (By-law 153-2022)

- a. The permitted uses shall be limited to the following: apartment dwelling containing twelve (12) dwelling units, and uses normal and accessory to the foregoing.
- b. The following additional provisions apply:
- (i) Minimum lot area: 1281.0 m²
 - (ii) Minimum front yard: 5.1 m
 - (iii) Minimum landscaped open space: 34%
 - (iv) Required parking spaces: 13 spaces
 - (v) Notwithstanding Section 5.1.5 to the contrary a parking space shall have a minimum area of 14.3 m² and a minimum width of 2.6 m.

R3-54-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply for dwellings:
- (i) Minimum lot area: 230.0 m²

- (ii) Minimum front yard setback: 6.0 m
 - (iii) Minimum rear yard setback: 6.0 m
 - (iv) Minimum setback from private right of way: 2.0 m
 - (v) Minimum exterior side yard: 3.5 m
 - (vi) Maximum lot coverage: 65%
 - (vii) Minimum landscaped open space: 25%
 - (viii) Rear yard encroachment of porch: 3.0 m
 - (ix) Minimum interior side yard – on the unattached side: 1.2 m
- b. No development on lands 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 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.
- c. 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.
- d. Upon removal of the "Holding" (H) symbol, the uses and zone provisions shall apply to the lands so zoned.

R3-55 – Reserved for future use.

R3-56 – Reserved for future use.

R3-57 – PT LT 20 CON 3 Military Tract Hallowell (Wards of Bloomfield/Hallowell) (By-law 100-2023)

- a. The following additional provisions apply:
- (i) Minimum lot area: 160.0 m²
 - (ii) Minimum front yard: 5.0 m
 - (iii) Minimum exterior side yard: 1.4 m

- (iv) Minimum interior side yard for a townhouse dwelling unit: 0.0 m (where connected) or 1.5 m
- (v) Minimum rear yard: 6.0 m
- (vi) Maximum lot coverage: 50%

R3-58 – Reserved for future use.

R3-59-H – 49 & 57 Folkard Lane (Ward of Picton) (By-law 54-2023)

- a. The following definitions apply:
 - (i) The lot lines shall be the front lot line shall be County Road 49 and the rear lot line shall be the lot line farthest from and opposite to the front lot line. Both perpendicular boundaries to the front lot line shall be interior lot lines. There shall be no exterior lot lines.
 - (ii) Stacked Townhouse means a dwelling containing four or more principal dwelling units where the units in each pair are divided horizontally, and the pairs are divided vertically, and in which each dwelling unit has an independent entrance from the exterior.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 13,000 m²
 - (ii) Minimum landscaped open space: 30%
 - (iii) A minimum of one (1) parking space per unit shall be provided in either a garage or driveway. Additional parking may be permitted in a surface parking area not within a driveway.
 - (iv) The maximum number of residential units permitted is 124.
- c. The Holding (H) Symbol shall not be removed until such time as:
 - (i) The owner has entered into a Subdivision Agreement and/or a Site Plan Control Agreement with the Corporation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and/or 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended; and
 - (ii) Municipal sanitary sewer and water services are available to service the lands to the satisfaction of the County; and
 - (iii) The owner has entered into a Community Benefits Agreement with the Corporation of the County.

R3-60-H – 49 & 57 Folkard Lane (Ward of Picton) (By-law 54-2023)

- a. The following additional provisions apply:
- (i) Minimum lot area: 150 m² per townhouse dwelling unit
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum exterior side yard: 1.5 m
 - (iv) Minimum interior side yard: 1.5 m
 - (v) Maximum lot coverage: 55%
 - (vi) Minimum landscaped open space: 28%
 - (vii) Stairs and landings leading to a unit's primary entrance shall be setback 1.0 m from any lot line.
 - (viii) The maximum number of residential units is 40.
- b. The Holding (H) Symbol shall not be removed until such time as:
- (i) The owner has entered into a Subdivision Agreement and/or a Site Plan control agreement with the Cooperation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and/or 51 of the Planning Act R.S.O 1990, c.P.13, as amended; and
 - (ii) Municipal sanitary sewer and water services are available to service the lands to the satisfaction of the County; and
 - (iii) The owner has entered into a Community Benefits Agreement with the Corporation of the County.

R3-61-H – Lanarose (Block 15) (Ward of Wellington) (By-law 87-2023)

- a. Notwithstanding Section 4.1(a), 1.25 parking spaces per dwelling unit for apartment dwellings are required for the lands shown as Block 15 on Schedule 1.
- b. 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.

R3-62-H – Part Lots 1 & 22, Concession SECP (Ward of Hallowell) (By-law 3292-2013)

- a. The following additional uses are permitted and shall be limited to: single-detached dwelling, semi-detached dwelling, townhouse dwellings, home occupation, and open space uses.

- b.** The following additional provisions apply for single-detached dwellings:
- (i) Minimum lot area: 400.0 m²
 - (ii) Minimum lot frontage: 11.0 m
 - (iii) Minimum front yard: 6.0 m
 - (iv) Minimum side yard: 1.2 m, plus 0.6 m for each partial or additional storey above the first
 - (v) Minimum exterior side yard: 7.5 m
 - (vi) Minimum rear yard: 7.5 m
- c.** The following additional provisions apply for semi-detached dwellings:
- (i) Minimum lot area: 674.0 m²
 - (ii) Minimum lot area per dwelling unit: 300 m²
 - (iii) Minimum lot frontage: 10 m
 - (iv) Minimum front yard: 6 m
 - (v) Minimum interior side yard: 1.2 m
 - (vi) Minimum side yard between 0.0 m. attached units
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 7.5 m
 - (ix) Maximum building coverage: 35%
- d.** The following additional provisions apply for townhouse dwellings:
- (i) Minimum lot area: 700.0 m²
 - (ii) Minimum lot area per dwelling unit: 230.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 6.0 m
 - (iv) Minimum front yard: 6.0 m
 - (v) Minimum side yard between attached units: 0.0 m
 - (vi) Minimum interior side yard: 2.5 m
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 9.0 m
 - (ix) Maximum building coverage: 35%

- e. The 'H' shall be removed when the owner has entered into an appropriate development agreement with the Corporation of the County of Prince Edward to address the provision of on-site municipal services for the development of the subject land. Such agreement shall be registered on title.

R3-63-H – 12697 Loyalist Parkway (Wards of Picton and Bloomfield-Hallowell)

- a. The following additional uses are permitted: single-detached dwelling, semi-detached dwelling, and townhouse dwelling.
- b. The use of a Licensed Short-Term Accommodations (STAs) is prohibited.
- c. The following additional provisions apply:
 - (i) Minimum lot area:
 - a) Single-detached dwelling: 354.0 m²
 - b) One (1) unit of a semi-detached dwelling: 290.0 m²
 - c) One (1) semi-detached dwelling 580.0 m²
 - d) Townhouse dwelling per dwelling unit:
 - 1. Interior unit: 175 m²
 - 2. Exterior unit: 205 m²
 - 3. Exterior unit (corner lot): 300 m²
 - (ii) Minimum lot frontage:
 - a) Single-detached dwelling: 12 m
 - b) One (1) unit of a semi-detached dwelling: 10 m
 - c) One (1) semi-detached dwelling: 20 m
 - d) Townhouse dwelling where each unit fronts onto a public street:
 - 1. Interior unit: 6 m
 - 2. Exterior unit: 7 m
 - 3. Exterior unit (corner lot): 10.5 m
 - (iii) Minimum front yard:
 - a) Single detached dwelling: 6 m
 - b) Semi-detached dwelling: 3 m
 - c) Townhouse dwelling: 3 m
 - (iv) Minimum exterior side yard:

- a) Single detached dwelling: 2.5 m
 - b) Semi-detached dwelling: 3 m
 - c) Townhouse dwelling: 3m
- (v) Minimum interior side yard:
- a) Single detached dwelling 1.2 m
 - b) Semi-detached dwelling:
 - 1. On the attached side: 0 m
 - 2. On the other side: 1.2 m
 - c) Townhouse dwelling:
 - 1. On the attached side: 0 m
 - 2. On the other side: 1.2 m
- (vi) Minimum rear yard:
- a) Single-detached dwelling: 7.5 m
 - 1. Decks may project into a required rear yard a maximum of 4.5 m
 - b) Semi-detached dwelling: 7.5 m
 - 1. Decks may project into a required rear yard a maximum of 4.5 m
 - c) Townhouse dwelling: 7.5 m
 - 1. Decks may project into a required rear yard a maximum of 4.5 m
- (vii) Maximum lot coverage:
- a) Single-detached dwelling:
 - 1. Interior Lots (dwelling): 46%
 - 2. Interior Lots (accessory): 12%
 - 3. Corner Lots (dwelling): 35%
 - 4. Corner Lots (accessory): 10%
 - b) Semi-detached dwelling
 - 1. Interior Lots (dwelling): 49%
 - 2. Interior Lots (accessory): 13%

3. Corner Lots (dwelling): 37%
4. Corner Lots (accessory): 10%
- c) Townhouse dwelling
 1. Interior Unit (dwelling): 55%
 2. Interior Unit (accessory): 15%
 3. Exterior Unit (dwelling): 47%
 4. Exterior Unit (accessory): 13%
 5. Exterior Unit - corner lot (dwelling): 31%
 6. Exterior Unit - corner lot (accessory): 9%
- (viii) Minimum landscaped open space:
 - a) Single-detached dwelling
 1. Interior lots: 30%
 2. Corner lots: 35%
 - b) Semi-detached dwelling
 1. Interior lots: 25%
 2. Corner lots: 35%
 - c) Townhouse dwelling
 1. Interior Unit: 20%
 2. Exterior Unit: 31%
 3. Exterior Unit (corner lot): 35%
- (ix) Maximum height of buildings: 12 m
- d. Any lot that has reduced minimum lot area, frontage, yards, landscaped open space, or increased maximum lot coverage due to a sight triangle dedicated to the municipality shall be deemed to comply with the applicable provisions of the By-law.
- e. Holding Provision shall apply to the site until specific Subdivision Agreements are executed between the owners and the Municipality.

R3-64-H – 12697 Loyalist Parkway (Wards of Picton and Bloomfield-Hallowell)

- a. The following additional uses are permitted: apartment dwelling; and non-residential uses in a mixed-use development may be a retail store; personal service establishment; convenience store; or restaurant.

- b. The use of Licensed Short-Term Accommodations (STAs) is prohibited.
- c. Provisions for the Front Lot Line: a private road shall be considered equivalent to a public street for the purposes of applying those provisions referencing or related to frontages, yards, streetlines or similar. Where a lot or dwelling abuts both a private road and a public street, the lot line parallel to the wall containing the main entrance to the dwelling shall be considered to be the front lot line.
- d. The following additional provisions apply for apartment buildings:
 - (i) Minimum lot area: 540 m²
 - (ii) Minimum lot frontage: 18 m
 - (iii) Minimum front yard: 3 m
 - (iv) Minimum exterior side yard: 3 m
 - (v) Minimum interior side yard: 4.5 m
 - (vi) Minimum rear yard: 7.5 m
 - (vii) Maximum lot coverage: 45%
 - (viii) Minimum landscaped open space: 35%
 - (ix) Maximum height of buildings: 15 m
- e. Any lot that has reduced minimum lot area, frontage, yards, landscaped open space, or increased maximum lot coverage due to a sight triangle dedicated to the municipality shall be deemed to comply with the applicable provisions of the By-law.
- f. The following definition applies:
 - (i) Stacked Townhouse means a residential building that is used for the purpose of four or more dwelling units and configured in a manner that a portion of the dwelling units are located entirely or partially above the other portion of the dwelling units, and where each dwelling unit has its own independent external access outside.
- g. Hold Provision shall apply to the site until specific Subdivision Agreements are executed between the owners and the Municipality.

R3-65-H – West Meadows Block 55 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 3 m
 - (ii) Minimum rear yard: 4 m
 - (iii) Minimum exterior yard: 4.2 m

- (iv) Minimum interior side yard: 3.7 m
 - (v) Minimum lot area: 0.72 ha
 - (vi) Maximum building height: 16.4 m
 - (vii) Minimum parking requirement: 1 space per dwelling unit for apartment dwellings.
- b. The “H” Holding Symbol shall only be removed once the following requirements have been complied with:
- (i) Site Plan Control agreement has been registered on title.

R3-66-H – 380 Wellington Main Street (Ward of Wellington)

- a. The following permitted uses shall be: single-detached dwellings, townhouse dwellings, apartment dwellings, and additional dwelling units.
- b. The following non-residential uses with a combined maximum Gross Floor Area of 120 m² shall be permitted as accessory uses to an apartment building: financial institution and bank, clinic or office of medical practitioner, retail commercial establishment, personal service establishment, merchandise service shop, restaurant, business, professional or administrative office, convenience store, bakery, and food retail store.
- c. For the purposes of zoning, a street townhouse, rear lane townhouse and back-to-back townhouse housing type shall have the same definition as Dwelling, Townhouse.
- d. The following additional provisions apply:
 - (i) Minimum lot area:
 - a) Street townhouse dwelling: 194 m²
 - b) Rear lane townhouse dwelling: 125 m²
 - c) Back-to-back townhouse dwelling: 94 m²
 - d) Detached dwelling: 365 m²
 - e) Shall not apply to apartment dwellings and accessory non-residential uses
 - (ii) Minimum lot frontage:
 - a) Street townhouse dwelling: 7.0 m
 - b) Rear lane townhouse dwelling: 5.7 m
 - c) Back-to-back townhouse dwelling: 6.5 m

- d) Detached dwelling: 10.9 m
- e) Shall not apply to apartment dwellings
- (iii) Minimum front yard:
 - a) Street townhouse dwelling: 5.5 m to the main wall and 6.0 m to the garage face
 - b) Rear lane townhouse dwelling: 3.5 m
 - c) Back-to-back townhouse dwelling: 4.2 m
 - d) Detached dwelling: 5.5 m
- (iv) Minimum rear yard:
 - a) Street townhouse dwelling: 7.5 m
 - b) Rear lane townhouse dwelling: 2.5 m to the garage face
 - c) Shall not apply to back-to-back townhouse dwellings
 - d) Detached dwelling: 7.5 m
 - e) Apartment dwelling: 3.0 m where abutting an R1 Zone
- (v) Minimum interior side yard:
 - a) Shall not apply to a street townhouse dwelling on the attached side
 - b) Street townhouse dwelling on unattached side: 1.3 m
 - c) Shall not apply to a rear lane townhouse dwelling on the attached side
 - d) Rear lane townhouse dwelling on the unattached side: 1.3 m, except where a lot flanks onto the Millennium Trail, a 2.0 m interior side yard shall be required
 - e) Shall not apply to a back-to-back townhouse dwelling on the attached side
 - f) Back-to-back townhouse dwelling on the unattached side: 1.3 m
 - g) Detached dwelling: 1.2 m and 0.6 m where a private garage is located
- (vi) Minimum exterior side yard:
 - a) Street townhouse dwelling: 3.0 m
 - b) Rear lane townhouse dwelling: 1.5 m
 - c) Back-to-back townhouse dwelling: 1.4 m

- d) Detached dwelling: 3.0 m, except where a lot flanks onto the Millennium Trail, a 4.5 m exterior side yard shall be required
- e) Apartment dwelling: 3.0 m
- (vii) A maximum lot coverage shall not apply to buildings and structures within the Zone.
- (viii) Maximum height of an apartment dwelling will be 2 storeys or 7.5 m
- (ix) A minimum landscaped open space of 5000.0 m² shall be provided
- e. The following additional parking provisions apply:
 - (i) Vehicular access to a permitted use shall be from a private right-of-way at least 6.0 m in width
 - (ii) A maximum driveway width of 6.0 m is permitted
 - (iii) Parking shall be provided as follows:
 - a) 2 spaces per rear-lane townhouse unit;
 - b) 1 space per back-to-back townhouse unit;
 - c) 1 space per street-oriented townhouse unit;
 - d) 4 spaces per detached dwelling unit;
 - e) 1 space per apartment dwelling unit;
 - f) 0.2 shared visitor and non-residential spaces per dwelling unit, regardless of dwelling type.
- f. Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into the required yards: 3.0 m
- g. None of the provisions of the Zoning By-law shall apply to prevent a sales office on the lot as a temporary use.
- h. Despite any future severance, partition or division of the lot, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- i. The Hold Provision shall apply to the site until specific Site Plan Control Agreements are executed for the individual Blocks, between the owners and the Municipality. The Site Plan Control Agreement will address matters required under Section 41 of the Planning Act, R.S.O. 1990, c.P.13.

R3-67 – 6 John Street (Ward of Bloomfield/Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 190 m²

- (ii) Minimum lot frontage: 5.9 m
- (iii) Minimum interior side yard setback:
 - a) 0 m on the attached side; and
 - b) 1.2 m on the other side.
- (iv) Maximum lot coverage: 36%

R3-68 – Lands in the Vicinity of Nicholas Street and Cumberland Street (Ward of Picton)

- a. The following additional uses are permitted: supportive housing, group home, townhouse dwelling, semi-detached dwelling, apartment dwelling, one (1) dwelling unit of a townhouse dwelling, one (1) unit of a semi-detached dwelling, open space uses, private park, and uses, buildings, and structures accessory to the foregoing permitted uses.
- b. The following definitions apply:
 - (i) “Lot” means the lands that are subject to the R3-68 Zone.
 - (ii) “Front Lot Line” means the lot line abutting a public road.
 - (iii) “Rear Lot Line” means the lot line, other than a front line lot line.
 - (iv) “Front Yard” – For a building abutting a public road, 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.
- c. The following additional provisions apply:
 - (i) Maximum density: The greater of 0.5 FSI or 53 units per hectare.
 - (ii) Maximum lot coverage: 14%
 - (iii) Minimum landscaped open space: 62%
 - (iv) Minimum front yard:
 - a) Semi-detached dwelling: 2.5 m
 - b) Townhouse block: 5 m
 - (v) Minimum rear yard:
 - a) Semi-detached dwelling: 3 m
 - b) Townhouse dwelling: 7.5 m
 - c) Apartment dwelling: 5 m
 - d) Apartment dwelling with a height of five (5) storeys: 5 m

- (vi) Minimum distance for a parking area from a public right-of-way: 1.8 m
 - (vii) Maximum building height:
 - a) Semi-detached dwelling: 2 storeys
 - b) Townhouse dwelling: 3 storeys
 - c) Apartment dwelling: 5 storeys
 - (viii) Building height exceptions: A mechanical penthouse or elevator shaft may project beyond the maximum height by 5 m
 - (ix) Minimum separation distance between buildings on the same block: 2.3 m
 - (x) Between apartment with facing windows: 20 m
 - (xi) Minimum separation distance between a building and the lot line abutting a water treatment plant: 7 m
 - (xii) Minimum parking:
 - a) Semi-detached dwelling: 2 spaces per unit.
 - b) Townhouse dwelling: 2 spaces per unit.
 - c) Apartment dwelling: 1 space per unit.
 - (xiii) Minimum parking space size:
 - a) Width: 2.75 m
 - b) Size: 15.6 m²
 - (xiv) Minimum barrier-free parking size:
 - a) Width: 3.2 m
 - b) Size: 18.2 m²
 - (xv) Minimum width of drive aisles: 6 m
- d. All other provisions of the R3 Zone and the Comprehensive Zoning By-law, as amended, shall not apply to the lands zoned R3-68.

R3-69-H – (1924484 Ontario Inc. Talbot on the Trail Blocks 101 - 108 and 113 -116; Ward of Picton)

- a. Minimum lot area:
 - (i) Unit of a semi-detached dwelling: 225 m²
 - (ii) One semi-detached dwelling: 450 m²
 - (iii) Townhouse dwelling unit: 160 m²

- b. Minimum lot frontage:
 - (i) Unit of a semi-detached dwelling: 7.5 m
 - (ii) One semi-detached dwelling: 15 m
 - (iii) Townhouse dwelling unit: 7 m
- c. Minimum front yard: 4.5 m, except that a driveway with a minimum length of 6.0 m shall be provided.
- d. Minimum interior side yard:
 - (i) 0 m (attached side)
 - (ii) 1.5 m (other side)
- e. Minimum exterior side yard: 1.5 m
- f. Minimum rear yard: 6.0 m
- g. Maximum lot coverage: 50% per unit. Decks, unenclosed porches, and exterior stairs are not included in the coverage calculation.
- h. Minimum landscaped open space: 30%
- i. Maximum building height: 10.0 m
- j. Minimum parking space area: 16.5 m²
- k. The parking area shall not be wider than the garage/carport.
- l. The Holding (H) Symbol shall not be removed until such time as the owner has entered into a Subdivision Agreement and/or a Site Plan Agreement with the Corporation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and/or 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

R3-70 – Part of Lots 21, 22 and 23, Concession 3 Military Tract (Ward of Bloomfield and Hallowell) (By-law 17-2025)

- a. Notwithstanding the provisions of this By-law to the contrary, within the R3-70 Zone, the following provisions shall apply:
 - (i) In addition, a single-detached dwelling shall also be permitted.
 - (ii) Regulations for single-detached dwellings:
 - a) Minimum lot area: 357 m²
 - b) Minimum lot frontage: 13 m
 - c) Minimum front yard: 6 m

- d) Minimum exterior side yard: 4 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 6 m
 - g) Maximum height of buildings: 10 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%
- (iii) Regulations for semi-detached dwellings:
- a) Minimum lot area: 265 m² per dwelling unit
 - b) Minimum lot frontage: 9 m per dwelling unit
 - c) Minimum front yard: 3 m
 - d) Minimum exterior side yard: 1.5 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 6 m
 - g) Maximum height of buildings: 12 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%
- (iv) Regulations for townhouse dwellings:
- a) Minimum lot area: 160 m² per dwelling unit
 - b) Minimum lot frontage: 7 m per dwelling unit
 - c) Minimum front yard: 3 m
 - d) Minimum exterior side yard: 3 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 6 m
 - g) Maximum height of buildings: 12 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%
- b. All other provisions of the R3 Zone and this By-law, as amended shall apply to the lands zoned R3-70.

R3-71 – Part of Lots 21, 22 and 23, Concession 3 Military Tract (Ward of Bloomfield and Hallowell) (By-law 17-2025)

- a. Notwithstanding the provisions of this By-law to the contrary, within the R3-70 Zone, the following provisions shall apply:
- (i) In addition, stacked townhouse dwellings and back-to-back townhouse dwellings shall also be permitted.
 - (ii) Where feasible, all residential buildings shall be oriented to a public street.
 - (iii) A minimum 1.5 m natural landscape buffer shall be provided along the Millenium Trail.
 - (iv) Minimum building setback from Millenium Trail: 5 m
 - (v) Regulations for stacked townhouse dwellings:
 - a) Minimum lot area: 540 m²
 - b) Minimum lot frontage: 18 m
 - c) Minimum setback from a lot line: 3 m
 - d) Minium setback between buildings within the same lot or block: 3 m
 - e) Maximum height of buildings: 15 m
 - f) Minimum landscaped open space: 30%
 - g) Maximum lot coverage 60%
 - (vi) Regulations for back-to-back townhouse dwellings:
 - a) Minimum lot area: 540 m²
 - b) Minimum lot frontage: 18 m
 - c) Minimum front yard: 3 m, 5.5 m where an attached garage is provided
 - d) Minimum exterior side yard: 3 m
 - e) Minimum interior side yard: 1.2 m
 - f) Maximum height of buildings: 15 m
 - g) Minimum landscaped open space: 20%
 - h) Maximum lot coverage: 67%
 - (vii) Regulations for apartment dwellings:
 - a) Minimum lot area: 928 m²

- b) Minimum lot frontage: 23 m
- c) Minimum front yard: 3 m
- d) Minimum exterior side yard: 3 m
- e) Minimum interior side yard: 4.5 m
- f) Minimum rear yard: 7 m
- g) Maximum height of buildings: 15 m
- h) Minimum landscaped open space: 35%
- i) Maximum lot coverage: 45%
- j) Minimum parking requirement: 1 space per dwelling unit
- k) Minimum amenity space: 10 m² per dwelling unit or 10% of the lot area
 - 1. Amenity Area means an area exterior to a residential building, or an interior area common to all dwelling units within a residential building, which is designed and intended primarily for the leisure and recreation of the occupants of the building.

R3-72 – Part of Lots 21, 22 and 23, Concession 3 Military Tract (Ward of Bloomfield and Hallowell) (By-law 17-2025)

- a. Notwithstanding the provisions of this By-law to the contrary, within the R3-72 Zone, the following provisions shall apply:
 - (i) Only townhouse dwellings shall be permitted.
 - (ii) Regulations for townhouse dwellings:
 - a) Minimum lot area: 133 m² per dwelling unit
 - b) Minimum lot frontage: 6 m per dwelling unit
 - c) Minimum front yard: 3 m
 - d) Minimum exterior side yard: 3 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 5 m
 - g) Maximum height of buildings: 12 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%

7.5.4 Urban Residential 4 (R4) Exception Zones

R4-1-H – Country Club South, Phase 1A art of Lot 191 and Parts of Lots 10, 195, 196B, 188, 197 of Registered Plan No. 8 (Ward of Wellington) (By-law 116-2022)

- a. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such of as are repealed or amended in accordance with an order of the Ontario Land Tribunal or successive body this By-Law shall be deemed to have come into force on the day it passed.
- b. 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 the 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.

R4-2-H – Fields of Wellington, Part of Lots 197 and 198 All of Lot 198-J, Registered Plan No 8 (Ward of Wellington) (By-law 117-2022)

- a. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such of as are repealed or amended in accordance with an order of the Ontario Land Tribunal or successive body this By-Law shall be deemed to have come into force on the day it passed.
- b. 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 the 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.

8.0 Rural Residential Zones

The Rural Residential Zones (HR, LSR, MHR, RR) are intended to implement the Official Plan policies for the Hamlets, Rural Lands, and Shore Lands designations. Permitted uses are generally limited to lower-density residential forms, acknowledging that these areas may not be municipally serviced.

In the Limited Service Residential (LSR) Zone there is no commitment or requirement by the County to assume responsibility for ownership or maintenance of any private road, right-of-way or lane or to provide any service such as garbage and recycle pickup. Emergency vehicle access may also be restricted in the LSR Zone. The intent of the LSR Zone is to recognize existing and infill residential development on private roads.

8.1 List of Rural Residential Zones

For convenience purposes, the Rural Residential Zones are shown in **Table 8-1**.

Zone	Zone Symbol
Hamlet Residential	HR
Limited Service Residential	LSR
Mobile Home Residential	MHR
Rural Residential Zone	RR

8.2 Permitted Uses and Lot Requirements

- a. No person shall within any of the Rural Residential Zones listed in **Table 8-1**, use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a “dot” (•) in **Table 8-2**.

Use	Zone			
	HR	LSR	MHR	RR
Residential Uses				
Mobile Home Park			•	
Semi-Detached Dwelling	•	•		
Single-Detached Dwelling	•	•		•

Table 8-2: Uses Permitted in the Rural Residential Zones				
Use	Zone			
	HR	LSR	MHR	RR
Non-Residential Uses				
Outdoor Furnace ¹				•
Specified Accessory Uses Subject to Section 3.0 General Provisions				
Additional Dwelling Unit	•	•	•	•
Bed and Breakfast Establishment	•			•
Garden Suite	•	•	•	•
Group Home	•			•
Home Business	•	•	•	•
Home Industry	•			•
Home-Based Daycare	•			•

¹ An outdoor furnace shall not be located closer than 15 m to any lot line.

- b. Any use, building or structure permitted in any Rural Residential Zone in **Table 8-2** must be in accordance with the requirements set out in **Table 8-3** or **Table 8-4**.

Table 8-3: Lot Requirements for Rural Residential Zones			
Provision	Zone		
	HR	LSR	RR
Minimum Lot Area			
	N/A	4,000 m ²	8,000 m ²
On Partial Municipal Services	4,000 m ²	4,000 m ²	N/A
Bloomfield and Consecon – On Partial Municipal Services	2,000 m ²	N/A	N/A
Rossmore – On Partial Municipal Services	3,000 m ²	N/A	N/A
All Other Hamlets	4,000 m ²	N/A	N/A
Minimum Lot Frontage			
On Partial Municipal Services	45 m	45 m	20 m
On Private Services	N/A	N/A	
Maximum Lot Coverage			

Provision	Zone		
	HR	LSR	RR
On Partial Municipal Services	25%	15%	15%
On Private Services	15%		

Provision		Zone
		MHR
Lot	Minimum Lot Area	0.4 ha
	Minimum Lot Frontage	100 m
	Maximum Lot Coverage	25%
Site	Minimum Site Area	370 m ²
	Minimum Site Frontage	15 m
	Maximum Site Coverage	25%

8.3 Zone Standards

Any use, building or structure permitted in any Rural Residential Zone listed in **Table 8-2**, **Table 8-3** and **Table 8-4**, must also meet the requirements set out in **Table 8-5** and **Table 8-6**.

Provision	Zone		
	HR	LSR	RR
Minimum Front Yard	5 m	5 m	7.5 m
Minimum Exterior Side Yard	6 m	7.5 m	7.5 m
Minimum Interior Side Yard	3 m	3 m	3 m
Minimum Rear Yard	7 m	7 m	7 m
Minimum Landscaped Area	30%	30%	30%
Maximum Building Height	10 m	10 m	10 m

Table 8-6: Zone Standards for a Mobile Home Park and Site		
Requirement		Zone
		MHR
Zone Standards for a Mobile Home Park		
Minimum Front Yard		15 m
Minimum Exterior Side Yard		15 m
Minimum Interior Side Yard		10 m
Minimum Rear Yard		15 m
Minimum Landscaped Area		40%
Maximum Building Height	Single-Detached Dwelling	10 m
	Other Permitted Buildings and Structures	10 m
Zone Standards for a Mobile Home Site		
Minimum Setback from Internal Roads		6 m
Minimum Landscaped Area		40%
Maximum Mobile Home Height		5 m
Maximum Number of Mobile Home Dwellings per Site		1

8.4 Additional Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Rural Residential Zones and any site-specific exception thereunder, shall apply and be complied with.

8.5 Rural Residential Exception Zones

Except as specifically exempted or varied with the following site-specific exceptions, all other requirements of this By-law shall apply.

8.5.1 Hamlet Residential (HR) Exception Zones

HR-1 – 2 Lot East of 28 Shannon Road (Ward of Bloomfield)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.37 ha
 - (ii) Minimum lot frontage: 43.5 m

- (iii) Minimum setback of any dwelling from the drainage ditch: 15 m
- (iv) Any development will be required to be connected to the municipal water supply.

HR-2 – 2176 County Road 8, Part of Lot 1, Concession Lakeside North of Smith’s Bay (Ward of North Marysburgh)

- a. The following additional provision applies:
 - (i) No development shall be permitted within 15 m of the top of any escarpment zoned Environmental Protection (EP).

HR-3 – 2961 County Road 10 and Adjacent Vacant Lot, Part of Lot 25, Concession 1, North of Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1,010 m²
 - (ii) Minimum lot frontage: 32 m
- b. The shed existing at the date of passing of this By-law and any future additions and/or improvements thereto, is a permitted use provided that the existing interior side yard from the west lot line is not further reduced.

HR-4 – 1530 County Road 10, Carriage House (Ward of Athol)

- a. The following additional uses are permitted: retirement home, accessory dwelling unit.
- b. The following additional provisions apply:
 - (i) Maximum number of rooms for retirement home residents: 20
 - (ii) Retirement home residents shall not be persons requiring medical care, nursing care, special care or assistance of any kind.
 - (iii) Minimum lot area: 2 ha

HR-5 – 2779 County Road 5, Part of Lot 23, Registered Plan 3 (Ward of Sophiasburgh)

- a. A residential dwelling with a maximum of four (4) units shall be permitted.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.10 ha
 - (ii) Minimum lot frontage: 18 m
 - (iii) Minimum front yard: 0 m

- (iv) Minimum interior side yard: 2.25 m
- (v) Minimum rear yard: 1.37 m
- (vi) The minimum side yard:
 - a) Along the north-easterly limit of the property: 10.0 m
 - b) South-easterly along the said north-easterly limit from the south-easterly limit of Broadway Avenue: 0 m

HR-6 – 31, 39, and 43 Hennessy Street, Part of Lot 19, Registered Plan No. 3, Rossmore (Ward of Ameliasburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 1260 m²
 - (ii) Minimum lot frontage: 27.4 m
 - (iii) Minimum setback from high-water mark: 18.2 m

HR-7 – 3926 County Road 3, Lot 6, Plan 120, Part Lot 10, Concession South East Carrying Place (Ward of Ameliasburgh) (By-laws 2278-2008 & 3311-2013)

- a. The following additional uses are permitted:
 - (i) Two (2) apartment dwellings, each containing a maximum of four (4) dwelling units serviced by a piped municipal water supply and private sanitary sewage disposal system;
 - (ii) One (1) semi-detached dwelling, containing a maximum of two (2) dwelling units serviced by a piped municipal water supply and private sanitary sewage disposal system;
 - (iii) Two (2) single detached dwellings serviced by piped municipal water supply and private sanitary sewage disposal;
 - (iv) Accessory buildings or structures; and
 - (v) A home business.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.81 ha
 - (ii) Minimum lot frontage: 65.0 m
 - (iii) Maximum lot coverage: 20%
 - (iv) Minimum yard requirements:
 - a) Front yard: 12.19 m

- b) Interior side yard: 7.62 m
- c) Rear yard: 12.19 m
- (v) Minimum gross floor area for each dwelling unit: 42.0 m²
- (vi) Maximum building height: 12.0 m
- (vii) A minimum 1.5 m wide planting strip containing a row of trees or a continuous hedgerow of evergreens or shrubs, not less than 1.5 m high at planting, shall be provided and maintained adjacent to the length of the westerly lot line and adjacent to the southerly 40 m of the easterly lot line, except as required to maintain visibility for safe access to the street.

HR-8 – Bay Breeze Street, Yuill Crescent, Baigent Court, Part Lots 61 & 62, Concession 1 (Ward of Ameliasburgh)

- a. The following additional provisions shall apply:
 - (i) Lands on the same lot within the OS Zone may be included in the calculation of lot area.
 - (ii) In determining the minimum yard requirements, the minimum horizontal distance (building setback) shall be taken from the boundary of the OS Zone, not from the respective lot lines.

HR-9 – 317 Main Street (Ward of Bloomfield)

- a. The following additional use is permitted: retirement home.

HR-10 – 582, 586, and 594 County Road 28, Part of Lot 60, Concession 1 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.8 ha
 - (ii) Minimum setback from the boundary of the provincially significant wetland, as represented by the EP-W Zone boundary, shall be 40 m.
 - (iii) No building or structure of any kind, including a septic system or an accessory building, shall be permitted within 40 m of the adjacent provincially significant wetland as represented by the EP-W Zone.

HR-11 – Lot 27, Concession 1 North Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 15.24 m
 - (ii) Minimum lot area: 0.6 ha

- (iii) Minimum lot frontage: 103.0 m

HR-12 – 3026 County Road 10, Lots 2 & 3, Plan 1 (Ward of South Marysburgh)

- a. The following additional use is permitted:
 - (i) home antique business may be run out of a detached garage with a gross floor area not exceeding 176.5 m².
- b. A minimum of three (3) on-site parking spaces will be provided.
- c. A loading space will not be required.

HR-13 – Part Lot 25, Concession 1 South of Black River, Part of 3118 County Road 10 (Ward of South Marysburgh (By-law 2157-2008))

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 1.7 ha
 - (ii) Minimum Lot frontage: 10 m
 - (iii) For the lands zoned HR-13 the minimum lot area requirement shall apply to the entire area of the property zoned HR-13, EP-W and EP Zone
 - (iv) Minimum interior side yard from northerly property line: 30.48 m

HR-14 Part Lot 25, Concession 1 South of Black River, Part of 3118 County Road 10 (Ward of South Marysburgh) (By-law 2157-2008)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 2.1 ha
 - (ii) Minimum lot frontage: 242 m
 - (iii) For the lands zoned HR-14 the minimum lot area and minimum lot frontage requirements shall apply to the entire area and frontage of the property zoned the HR-14, EP-W and EP Zone.
 - (iv) Minimum interior side yard from northerly property line: 21.3 m

HR-15 – Part of Lots 10, 11, 12 & 13, Concession South East of Carrying Place (Ward of Ameliasburgh) (By-law 2386-2009)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.2 ha

HR-16 – Part of Lots 10, 11, 12 & 13, Concession South East of Carrying Place (Ward of Ameliasburgh) (By-law 2386-2009)

- a. The following additional use is permitted:
 - (i) One (1) semi-detached dwelling, containing a maximum of two (2) single-bedroom dwelling units serviced by a piped water supply and private sanitary sewage disposal system.
- b. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.25 ha

HR-17 – Part of Lot 61, Concession 1, 593 County Road 28 (Ward of Ameliasburgh) (By-law 3235-2013)

- a. The following additional provision applies:
 - (i) The lands are considered one (1) lot.

HR-18 – 2832 County Road 10, Part Lot 26 & 27, Concession 1 NBR, Hastings and Prince Edward School Board (Ward of South Marysburgh) (By-law 3252-2013)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 2.63 ha
- b. One (1) outdoor furnace is permitted.

HR-19 – 1631, 1647, 1661 Lakeside Drive and Adjacent Vacant Lot, Part of Lots 105 – 106, Concession 4 Bayside, Lakeside Drive (Ward of Ameliasburgh) (By-law 3733-2016)

- a. The following additional provisions shall apply:
 - (i) Minimum front yard: 12 m
 - (ii) Setback from the wetland boundary as flagged by Quinte Conservation Authority: 30 m

HR-20 – 28 Store Street, Lot 18-20, 25 Plan 2, Part Lot 11-13, 17, 21-24, 26, 30-31 Plan 2, Consecon (Ward of Ameliasburgh) (By-law 4606-2019)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 7.6 m.
 - (ii) No structures shall be erected and no grades shall be altered except in accordance with a Review and Acceptance Letter from the Ministry of Citizenship and Multiculturalism regarding the completion of Stage 3 Archaeological Assessment and Stage 4 mitigation.

HR-21 – Part of Lot 194, Registered Plan Number 3, Village of Consecon, Part 1 of Plan 47R5114, Except Parts 1 to 5 in Plan 47R8679 (Ward of Hillier) (By-law 223-2020)

- a. The following additional provisions shall apply:
- (i) All development is setback 10 m from the surveyed top of slope.

HR-22 – 18662 Loyalist Parkway (Ward of Hillier) (By-law 149-2023)

- a. The following additional provisions apply:
- (i) Minimum front yard setback for existing dwelling: 5.8 m
 - (ii) Minimum east interior side yard setback requirement for existing accessory buildings: as existing
 - (iii) Minimum interior side yard setback requirement for existing barn: 2.6 m
 - (iv) Maximum lot coverage for existing accessory structures: 3.7%
- b. The following additional provisions shall apply:
- (i) Minimum lot area: 19.3 ha
 - (ii) Minimum rear yard setback requirement for existing barn: 6.43 m

HR-23 – 200 County Road 29 (Ward of Ameliasburgh) (By-law 150-2023)

- a. The following additional provisions apply:
- (i) Minimum north interior side yard setback requirement for a dwelling unit: 1.2 m

HR-24 – East of 103 Hennessey Street (Ward of Ameliasburgh) (By-law 194-2023)

- a. The following additional provisions shall apply:
- (i) Minimum lot area: 2.0 ha

HR-25 – Lakeside Estates (Ward of Ameliasburgh) (By-law 27-2024)

- a. The following additional use is permitted: semi-detached dwelling.
- b. The following additional provisions apply for a semi-detached dwelling:
- (i) Lot serviced by a public water system: 11.0 m
 - (ii) Minimum interior side yard for a semi-detached dwelling unit: 0.0 m

HR-26 – 1381 & 1447 County Road 3 (Ward of Ameliasburgh)

- a. The following additional provisions shall apply:

- (i) Minimum lot area: 0.10 ha
- (ii) Minimum lot frontage: 21.5 m

8.5.2 Limited Service Residential (LSR) Exception Zones

LSR-1 – Nutty Lane, Part of Lot 2, Concession Lakeside North of Smith’s Bay (Ward of North Marysburgh)

- a. The following additional provisions uses are permitted: buildings and structures existing on the date of passing of this By-law; single-detached dwelling; and accessory buildings and structures.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 687.9 m²
 - (ii) Minimum lot frontage along a private right-of-way: 27.4 m
 - (iii) Minimum front yard: 4.57 m
 - (iv) Minimum side yard: 3.04 m
 - (v) Minimum setback for buildings or structures from top of slope: 6.09 m
 - (vi) Access to the lots may be provided by means of a private right-of-way from County Road 13.

LSR-2 – Part of Lot 2, Concession I, South of Bay of Quinte, Part of Lots 29, Concession Bayside (Ward of North Marysburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.3 ha
 - (ii) Minimum lot frontage: 2.4 m

LSR-3 – Part of Lots 51 and 52, Concession Bayside (Ward of North Marysburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum setback from toe of escarpment for all buildings and structures: 15 m
 - (ii) Minimum setback from Ross Eaton Lane for all buildings and structures: 15 m
 - (iii) Lot frontage shall mean the horizontal distance between the side lot lines measured perpendicularly along to the north boundary of Hicks Lane, the right-of-way that services these lands.

- (iv) Vehicular access shall be from Hicks Lane only and not from Ross Eaton Lane.
- (v) Accessory buildings shall be permitted between the main building and the toe of escarpment, provided they meet all other setback provisions of the LSR Zone and this By-law and they are not located on Hicks Lane.

LSR-4 – 3401 County Road 13 (Ward of South Marysburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 15.0 m
 - (ii) No building or structure shall be erected or used closer than 6 m above the 76.9 m contour or 30 m above the 76.5 m contour, whichever is the farther from the high-water mark as shown on the draft plan of subdivision bearing Ministry of Housing File Number 13T-78022 and dated January 11, 1978.

LSR-5 –29 Hyatt Lane, Part Lot 2 (Ward of Hallowell)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.16 ha
 - (ii) Minimum lot frontage: 44.1 m
 - (iii) Minimum front yard: 4.5 m
 - (iv) Minimum interior side yard, along western lot line: 1.82 m
 - (v) Minimum interior side yard for accessory building along western lot line existing: 0.3 m
 - (vi) Minimum setback from the high-water mark of Lake Ontario: 16.76 m

LSR-6 – Part of Lot 56, Concession 2, Broken Front (Ward of Sophiasburgh)

- a. The only permitted use shall be a storage shed or a detached private garage used in association with a neighbouring residential use.
- b. A dwelling unit is not permitted.
- c. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.20 ha
 - (ii) Minimum lot frontage: 70.0 m
 - (iii) Minimum front yard: 7.62 m
 - (iv) Minimum interior side yard (west): 4.57 m

- (v) Minimum interior side yard (east): 30.48 m
- (vi) Minimum rear yard: 62 m
- (vii) Maximum building height: 4.57 m
- (viii) Maximum ground floor area, including motor vehicle parking areas within the building: 83.61 m²

LSR-7 – 59 Bishop Lane, Part of Lot 56, Concession 2, Broken Front (Ward of Sophiasburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 110.0 m
 - (ii) Minimum setback of any buildings from the toe of the escarpment: 6.1 m

LSR-8 – 2930 Highway 49, Part of Lot 33, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 9.5 m
 - (ii) Lands within the Environmental Protection (EP) Zone on the same lot may be included in the calculation of lot frontage.

LSR-9 – 61 Gadds Lane, Lot 53, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions shall apply:
 - (i) The only permitted use is the combination single detached dwelling and boathouse as existing on the date of passing of this By-law.
 - (ii) Access to the lot may be by private right-of-way.
 - (iii) Minimum lot area: 0.3 ha
 - (iv) Minimum lot frontage: 20 m
 - (v) The written approval of the Quinte Conservation Authority is required prior to the issuance of a building permit or a septic permit.

LSR-10 – Carson (Ward of North Marysburgh) (By-law 2007-2007)

- a. The following additional provisions shall apply:
 - (i) A 30 m buffer strip shall be required from the high-water mark of Lake Ontario, which will be maintained in a natural state with no removal or disturbance of soils or vegetation except where specifically permitted elsewhere in this By-law.

- (ii) Despite provision a.(i) of the LSR-10 Zone, docks, shore wells, boat houses and marine facilities shall be permitted where written approval of the Conservation Authority has been obtained.

LSR-11 – 64 Cedar Lane (Ward of Hallowell) (By-law 2026-2007)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.22 ha.
 - (ii) No new buildings shall be constructed 10.97 m to the closer than northern interior side lot line of the property.

LSR-12 – 657 Smokes Point Road, Part Lot 115, Concession 2 (Ward of Ameliasburgh) (By-law 2066-2007)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 2,800 m²
 - (ii) Minimum lot frontage (private right-of-way): 6.1 m
 - (iii) Maximum gross floor area: 185.8 m²

LSR-13 – 50 Lilac Lane, Part Lot 82, Concession 3 (Ward of Ameliasburgh) (By-law 2552-2010)

- a. The following additional provisions shall apply:
 - (i) Maximum lot coverage for accessory buildings: 6.5%
 - (ii) Total maximum square footage of a detached garage: 3,400 ft²
 - (iii) Maximum height of accessory building: 8.2 m
 - (iv) Commercial use of the proposed garage shall be strictly prohibited. The proposed garage shall be restricted to personal use only.
 - (v) Minimum setback for a detached accessory building from any lot line: 3 m
 - (vi) The minimum setback for any detached accessory building from a right-of-way: 7.5 m

LSR-14 – 44 Lilac Lane, Part of Lot 82, Concession 3 (Ward of Ameliasburgh) (By-law 2552-2010)

- a. The following additional provisions shall apply:
 - (i) Maximum height of accessory building: 8.2 m
 - (ii) Minimum setback for a detached accessory building from any lot line: 3 m

- (iii) The minimum setback for any detached accessory building from a right-of-way: 7.5 m

**LSR-15 – Bishop Lane, Part Lot 56, Concession 2 Broken Front (Ward of Sophiasburgh)
(By-laws 2608- 2010 & 2748-2010)**

- a. The following additional provisions shall apply:
 - (i) Accessory buildings, structures, and uses shall be permitted subject to a building permit issued by the County and accessory buildings, structures, and uses may be permitted prior to a building permit being issued for buildings or structures for the principal use.

**LSR-16 – 105 Welsh Lane, Part Lot A, Concession Between East Lake and Lake Ontario,
(Ward of Athol) (By-law 2844-2011)**

- a. The only uses permitted are 22 single-detached dwellings or seasonal residences on leased land, including accessory buildings or structures
- b. The following additional provisions shall apply:
 - (i) For the purpose of this section “Lot” shall be the same as Leasehold Limit Requirements for each Leasehold Limit (site):
 - a) Minimum setback from right of way: 3.0 m
 - b) Minimum interior side yard: 3.0 m
 - c) Minimum exterior side yard: 3.0 m
 - d) Minimum setback from northeastern Leasehold Limit: 10.0 m
 - e) Maximum site coverage for all buildings and structures: 15%
 - f) Maximum height of buildings: 10.0 m
 - (ii) The size and dimensions of each Leasehold Limit shall be as shown on Reference Plans 47R-8361 and 47R-8362, on file and the Land Titles Office in Picton, Ontario.
 - (iii) No buildings or structures may be situated between Lake Ontario and the private right-of-way (Welsh Lane) that crosses each Leasehold Limit
 - (iv) Prior to the issuance of a building permit for any new development such as an addition, extension, or enlargement to existing buildings or structures or a new building or structure proposed for the site, the lessee of the site shall demonstrate that the proposed development conforms to this By-law and the Ontario Building Code. This is to be accomplished by presenting to the County of Prince Edward a dimensioned plan showing the proposed

development, the site boundaries as described in either Reference Plan 47R-8361 or 47R-8362, all existing buildings and structures on the Leasehold Limit, the location of any well and/or tile bed on the Leasehold Limit as well as the location of any wells or the bed on abutting Leasehold Limits.

LSR-17 – 3187 County Road 13, Part Lot 2, Concession Round Prince Edward Bay Part 1, 2, 3, 4 & 5 47R2133; S/T PE169430, Part Lot 2-3 Concession Round Prince Edward Bay as in PE38962 & PE59783, S/T PE59783 (Ward of South Marysburgh) (By-laws 4486-2019 & 4485-2019)

- a. The following additional provisions shall apply:
- (i) Minimum lot area: 999 m²
 - (ii) Minimum lot frontage: 30.0 m
 - (iii) Minimum setback from the high-water mark of Lake Ontario existing on the date of passing of this by-law: 5.0 m

LSR-18 – 32 & 42 McKenzie Lane, Part 1 Lot 1 & 2 Concession Lakeside West of Cape Vesey Parts 6, 7 & 8 47R8688; T/W Over Parts 4&5 47R8688 AS in EC37701; S/T Over Parts 7 & 8 47R8688 In Favour of Part 9 47R8688 As in EC37701; S/T & T/W PE1566225 (Ward of North Marysburgh) (By-law 202-2020)

- a. A licensed short-term accommodation (STA) shall not be a permitted use.

LSR-19 – 2590 County Rd 15, Part Lot 12-13 Concession 1 West of Green Point Parts 1, 2, 3, 4 47R2104 subject to PE174364 subject to interest in PE174364 subject to SB8870, SB8878 (Ward of Sophiasburgh) (By-law 104-2022)

- a. The following additional provisions shall apply:
- (i) Access will be from Killburn Lane
 - (ii) All development shall be setback 30.0 m from the wetland boundary.

LSR-20 – 13 Concession 1 West of Green Points Parts 1,2,3,4 47R2104 (Ward of Sophiasburg)

- a. The following additional provisions shall apply:
- (i) Access will be from Killburn Lane
 - (ii) Minimum lot size: 0.12 ha
 - (iii) Minimum lot frontage: 22.0 m

LSR-21 – 1041 County Road 7 - Cressy Bayside Estates (Ward of North Marysburgh) (By-law 179-2022)

- a. The following additional provisions shall apply:
- b. A 30 m from regulated floodplain shall be left in a nature stated and no buildings, alteration of soil or vegetation is permitted.
- c. Buildings shall be setback 36 m from the regulated floodplain. The lands within 6 m from the 30 m buffer be permitted to be disturbed and used as an accessory amenity space.

LSR-22 – 1642 County Road 12 & 49 Jacobs Lane, Lot 33, 36, RCP 27 Hallowell; Part Sheba Drive Plan, Hallowell (Closed by PE172333), Part 1 47R7517; Subject to PE172336; Part Block G Plan 17 Hallowell As In PE157642 Subject to PE99084; Together With PE157108 (Ward of Hallowell) (By-law 184-2022)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 1,430 m²
 - (ii) Minimum lot frontage: 24.6 m

LSR-23 81D Treasure Cove Lane (Ward of Marysburgh)

- a. The following provisions shall apply:
 - (i) Minimum lot frontage: 15.24 m
 - (ii) Minimum lot area: 139 m²
 - (iii) Interior lot line setback (east): 1 m
 - (iv) Interior lot line setback (west): 1.76 m

8.5.3 Mobile Home Residential (MHR) Exception Zones

Reserved for future use.

8.5.4 Rural Residential (RR) Exception Zones

RR-1 – Part of Lots 1 to 6, Point A, Massassauga Circle (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 13.0 m
 - (ii) Minimum exterior side yard: 13.0 m
 - (iii) Minimum rear yard: 7.5 m

RR-2 – 16, 36, 52, and 62 Old Orchard Road (Ward of Ameliasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.34 ha
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum setback from the high-water mark of the Bay of Quinte: 20.0 m

RR-3 – 2789 County Road 7 and Adjacent Vacant Lot, Part of Lot 44, Concession Bayside (Ward of North Marysburgh)

- a. The following additional provisions apply:
- (i) The minimum rear yard setback for a detached accessory garage, a septic system (including a tile/weeping field) or a swimming pool shall be 30.0 m.
 - (ii) A minimum of 15.0 m landward from the top of the escarpment shall be maintained in a natural vegetated state as a buffer area in order to prevent erosion of the cliff face.

RR-4 – 2919 County Road 7 and Adjacent Vacant Lot, Part of Lot 42, Concession Bayside (Ward of North Marysburgh)

- a. The minimum lot frontage may be determined by using the line forming the southern boundary of the subject lot which abuts County Road 7 as the front lot line even though part of the frontage of lands situated between the lands and the subject front lot line are zoned Environmental Protection (EP).

RR-5 – Part Lot 38, Concession 1 South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
- (i) Minimum southern interior side yard: 18.3 m
 - (ii) Minimum setback from high-water mark: 53.3 m

RR-6 – 841C County Road 49, Part Lots 83, 84 & 137, Plan 28 (Ward of Hallowell)

- a. Access may be provided by a private right-of-way from County Highway 49.
- b. There is no commitment from or requirement by the municipality to assume year-round maintenance of the private right-of-way and levels of service provided to the lot may be limited or reduced, including the level of emergency services to the lot.

RR-7 – 1237 Shannon Road, Part Lot 14, Concession South Side West Lake (Ward of Hallowell)

- a. The following additional provisions apply:

- (i) Minimum front yard: 4.32 m
- (ii) Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of lot area and lot frontage.

RR-8 – 1764 County Road, Part of Lot 5, Concession 1, South Side West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.29 ha
 - (ii) Minimum front yard: 9.0 m
 - (iii) A tea room serving desserts, pastries, tea, coffee and other non-alcoholic beverages in addition to craft sales, occupying not more than 27.87 m² within a dwelling is a permitted use. Outdoor seating may be provided in association with the tea room use, on a seasonal basis.
 - (iv) Maximum Lot Coverage 20%
- b. Lots 3 & 4, Registered Plan 14, Ward of Hallowell, shall be considered as one lot for the purposes of zoning.

RR-9 – 27 Quick Short Road, Part of Lot 44, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 30.0 m
 - (ii) Minimum exterior side yard: 2.13 m

RR-10 – 205 Davis Road, Part Lot 13, Concession 3 South West Green Point (Ward of Sophiasburgh)

- a. The following additional uses are permitted: small engine repair shop; and storage, maintenance and repair of the lot owners' construction equipment.

RR-11 – 282 Bethel Road, Part Lot 51, Concession 2 West Green Point (Ward of Sophiasburgh)

- a. A retail establishment for the display, rental and sale of costumes and for the production, display and sale of ceramic products shall be permitted as a home business.
- b. The minimum front yard from centre line of street for existing dwelling: 18.29 m

RR-12 – 993 County Road 19, Part of Lot 88, Concession 3 (Ward of Ameliasburgh)

- a. A motor vehicle repair garage shall be permitted as an additional use.
- b. The following additional definitions apply:
 - (i) A motor vehicle repair garage means an establishment for the repair and service of motor vehicles conducted within a wholly enclosed structure.

RR-13 – 16021 Highway 33 / Loyalist Parkway, Part of Lots 4 & 5, Concession 1 North West West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 7.0 m

RR-14 – Part Lot 28, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 9.1 m
 - (ii) Minimum interior side yard: 3.1 m
 - (iii) Minimum rear yard: 9.1 m

RR-15 – 1286 County Road 14, Lot 53, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The only permitted uses are a single detached dwelling and accessory uses to that single detached dwelling.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 7.6 m
 - (ii) Minimum setback from the escarpment: 3.9 m

RR-16 – 906 County Road 13, Part Lot 10, Concession North Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 41.0 m
 - (ii) Minimum setback of each of two (2) outbuildings from Black River shall be equal to the setback of each building as it exists.
 - (iii) Minimum setback of each of two (2) outbuildings from County Road 13 shall be equal to the setback of each building as it exists.

- b. The rental of canoes and kayaks, but not motorized watercraft, is a permitted use, provided that the use is clearly secondary to the residential use of the property, and that the residential use continues.
- c. Two (2) outbuildings, of a maximum combined floor area of 118 m² may be used for the rental of canoes and kayaks. No other use is permitted in these two (2) buildings.
- d. A minimum of 10 parking spaces shall be provided on site for the canoe and kayak rental use.

RR-17 – Prinyer’s Cove Area (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.24 ha
 - (ii) Minimum lot frontage: 38.1 m

RR-18 – Prinyer’s Cove Area (Ward of North Marysburgh)

- a. The following provisions shall apply:
 - (i) Minimum lot area: As existing on the date of passing of this By-law.
 - (ii) Minimum lot frontage: As existing on the date of passing of this By-law.

RR-19 – 338 Cold Creek Road., Part Lot 23, Concession 2 (Ward of Hillier)

- a. A dwelling is not permitted.

RR-20 – 15933 Loyalist Parkway, Wilson, Part Lots 5 & 6, Concession 1 North West, West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 15.0 m
 - (ii) Minimum west interior side yard: 15.0 m
 - (iii) That all buildings and structures be flood proofed to the 1:100 year flood elevation as required by the Conservation Authority.

RR-21 – 15947 Loyalist Parkway, Wilson, Part Lots 5 & 6, Concession 1 North West, West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 15.0 m
 - (ii) That all buildings and structures be flood proofed to the 1:100 year flood elevation as required by the Conservation Authority.

RR-22 – 314 County Road 7, Hill, Part Lot 6, Concession 1 South Bay of Quinte (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) A photographic studio and gallery occupying a maximum of 22 m² located wholly within the garage existing on the date of the passing of this by-law is a permitted use.
 - (ii) Minimum of five (5) on-site parking spaces shall be provided.

RR-23 – Part Lots 106 & 107, Concession 3 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Access to the lot may be provided by means of a private right-of-way, at least 3.05 m wide, across the Millennium Trail.
 - (ii) The front lot line shall be deemed to be the lot line abutting the Millennium Trail.

RR-24-H – 1988, 2008 County Road 12 and Adjacent Lot, Part Lot 2, Concession 1 South Side West Lake (Ward of Hallowell)

- a. The only permitted uses shall be: buildings and structures and uses existing on the date of passing of this By-law.
- b. A by-law shall not be enacted to delete the 'H' symbol on part(s) or all the lands until the following conditions have been satisfied:
 - (i) The owner shall undertake by a qualified firm, any necessary environmental studies (Phase I and/or Phase II Environmental Site Assessment) as deemed necessary by the County's Chief Building Official, to confirm to the satisfaction of the County's Chief Building Official that all on-site soils of each lot meets provincial criteria for residential uses according to Guidelines for Use of Contaminated Sites in Ontario (MOE 1997).
- c. Upon the deletion by Council of the 'H' symbol, the uses and zone provisions of the Parent Zone shall apply.

RR-25 – 1280 Fry Road, Part of Lot 16, Concession 2 South West of Green Point (Ward of Sophiasburgh) (By-law 1904-2007)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 0 m

RR-26 – 229 and 207 County Road 20 (Ward of Hillier) (By-law 26-2022)

- a. The following additional provisions apply:
- (i) The setbacks of the buildings existing on the day of the passing of this by-law are considered legal non-complying.

RR-27 – 9 County Road 13 (Ward of North Marysburgh) (By-law 1938-2007)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2428.0 m²
 - (ii) Minimum lot frontage: 33.5 m
 - (iii) Minimum front yard: 9.0 m, but shall not be built closer than the building line established by the two (2) dwellings located on the properties abutting the lands as of the date of adoption of this by-law.
 - (iv) The required setback from the top of an escarpment shall be 4.0 m.

RR-28 – 1479 Lakeside Drive, Part of Lot 103, Concession 4 (Ward of Ameliasburgh) (By-law 2082-2007)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.8 ha
 - (ii) Minimum frontage: 207.0 m
 - (iii) No building or structure shall be permitted closer than 15.0 m to the 80.23 m contour.
 - (iv) A buffer strip a minimum of 15 m (49.2 ft.) between the provincially significant wetland and any buildings or structures, shall be maintained as a natural vegetation buffer.
- b. 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.

RR-29 – 657B Smokes Point Road, Part Lot 115, Concession 2 (Ward of Ameliasburgh) (By-law 2066-2007)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2,650 m²
 - (ii) The maximum permitted gross floor area shall be 185.8 m².

RR-30 – 1262 County Road 12 and Adjacent Vacant Lot, Part Lot 11, Concession South Side West Lake (Ward of Hallowell) (By-law 2246-2008)

- a. The following additional provisions apply:
- (i) Minimum Setback from EP-W Zone: 40.0 m

RR-31 – Part of Lot 103, Concession 4 (Ward of Ameliasburgh) (By-law 2336-2008)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.4 ha
 - (ii) Minimum lot frontage: 64.0 m
 - (iii) No building or structure shall be permitted closer than 15.0 m to the 80.23 m contour.
 - (iv) A buffer strip a minimum of 15.0 m between the Provincially Significant Wetland and any building or structure, shall be maintained as a vegetation buffer.

RR-32 – 53 County Road 27, Part Lot 31, Concession 3 (Ward of Hillier) (By-law 2357-2009)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2.23 ha
 - (ii) Minimum lot frontage: 45.7 m
 - (iii) Minimum setback from Provincially Significant Wetland: 40.0 m

RR-33 – 459 Gardenville Road, Part Lot 1 & 2, Concession South East Carrying Place (Ward of Ameliasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.16 ha
 - (ii) No building or structure shall be permitted closer than 15.0 m from those lands zoned the Environmental Protection (EP) Zone without written approval from Quinte Conservation Authority.

RR-34 – West of 455 Sunrise Drive Lot 40 Plan 33; Part Lot 39 Plan 33 Part 1 47R3423 (Ward of Ameliasburgh) (By-law 82-2022)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2,388 m²
 - (ii) Minimum lot frontage: 34.3 m

- (iii) Minimum setback from Provincially Significant Wetland as delineated on Schedule 1: 30.0 m
- (iv) Development shall not be permitted until a Grading and Drainage Plan is registered on title as prepared by a Professional Engineer or an Ontario Land Surveyor (OLS) with thorough knowledge in the design and construction of drainage matters. The plan shall be prepared to the satisfaction of the Director of Development Services to demonstrate that the drainage will be handled and discharged to a legal and adequate outlet.

RR-35 – 2992 County Road 7 (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 27.0 m

RR-36 – 25 Prinyer's Cove Crescent (Ward of North Marysburgh) (By-law 14-2023)

- a. For lands zoned OS-38-H:
 - (i) Prior to removing the Holding symbol, a Stage 3 Archaeological Assessment will be completed, in consultation with the County's First Nations, with approval provided by the County; subsequently, a Stage 4 Assessment shall be completed in consultation with the County's First Nations and subject to approval from the County, if such a recommendation is made within the Stage 3 Assessment.

RR-37 – 1122 Danforth Road (Ward of Hillier) (By-law 57-2023)

- a. Permitted uses are limited to the cultivation of trees/produce. In addition, accessory farm produce outlet may be permitted to wherein trees/produce grown on-site may be sold.

RR-38 – 594 Morrison Point Road, Part Lot 2, Concession 1 North Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) No building shall be permitted on that part of the lands zoned RR-38 which are shown as Part 5 on Plan 47R 3377.
 - (ii) Minimum Side yard: 3.0 m

RR-39 – 3401 County Road 13 (Ward of South Marysburgh)

- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 27.0 m

RR-40 – 2767 County Road 8, Part Lot 5, Concession 1 West Cape Vesey (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1.5 ha
 - (ii) Minimum lot frontage: 54.0 m
 - (iii) Minimum interior side yard (west): 1.67 m
 - (iv) Minimum interior side yard (east): 0.3 m

RR-41 – 1271-1281 County Road 7, Part of Lot 6, Concession Lakeside, West Cape Vesey (Ward of North Marysburgh)

- a. The farm produce retail outlet existing on the date of passing of this by-law is a permitted use.

RR-42 – East of 45 School House Road (Ward of Athol)

- a. Two (2) single-detached dwellings shall be permitted.

RR-43 – 729 & 759 County Road 20 (Ward of Hillier)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 32.0 m

RR-44 – Part of Lot 17, Concession 3, Military Tract, Part of Lot 100, Concession 1 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 6.0 m

RR-45 – 17325, 17347, 17349 and Adjacent Vacant Lot, 17413, 17415, 17433 and Adjacent Vacant Lot Loyalist Parkway, Part of Lot 15, Concession 2, Military Tract (Ward of Hallowell)

- a. The only permitted uses are an easement and a right-of-way.
- b. Buildings and structures are prohibited.
- c. The following additional provisions apply:
 - (i) Minimum lot frontage: 31.0 m

RR-46 – 17461 Loyalist Parkway and Adjacent Vacant Lot, Part of Lots 14 & 15, Concession 1 (Ward of Hillier)

- a. The minimum setback for all buildings and structures from the flood plain of Lake Ontario or an EP Zone shall be 30.48 m.

RR-47 – Part Lot 15, Concession 1 (Ward of Hillier)

- a. The following additional provisions apply:
- (i) Minimum lot area: 1.9 ha
 - (ii) The Minimum Distance Separation between a barn containing a maximum of two (2) horses or any manure storage area and a dwelling located on another lot shall be 55.0 m.
 - (iii) The minimum setback for all buildings and structures from the flood plain of Lake Ontario or an EP Zone shall be 30.48 m.
- b. A hobby farm for the growing of flowers, vegetables, fruits and vines, and which may include the keeping of a maximum of two (2) horses, is and additional permitted use as a use accessory to the main residential use on the property.
- c. Horses shall be the only permitted livestock.

RR-48 – 190 County Road 35, Part of Lot 14, Concession 1, Registered Plan 124, Lot 7 (Ward of Hillier)

- a. The following additional provisions apply:
- (i) The minimum setback for all buildings and structures from the flood plain of Lake Ontario or an EP Zone shall be 30.48 m (100 ft.).
- b. A non-commercial, non-boarding kennel housing up to a maximum of eight (8) dogs is a permitted use. No boarding or grooming facilities are permitted. The kennel is strictly for homeowner's use only.

RR-49 – 212 County Road 35, Part of Lot 36, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot area: 155.0 m
 - (ii) Minimum front yard: 7.6 m

RR-50 – 1133 County Road 5, Part of Lot 43, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:

- (i) Minimum lot area: 1.8 ha
- (ii) Minimum front yard: 9.0 m
- (iii) Minimum front yard setback for detached accessory buildings shall be 1.2 m.
- (iv) Minimum interior side yard setback for detached accessory buildings shall be 0.6 m.

RR-51 – 222 Sunrise Drive, Part of Lot 1, Concession South East Carrying Place (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum lot frontage: 50.0 m
- (ii) Minimum front yard: 38.0 m

RR-52 – 53 County Road 28 and Adjacent Vacant Lot, Part of Lot 4, Haslett's Plan 1875, (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum east side yard: 30.0 m
- (ii) Minimum rear yard: 30.0 m
- (iii) No buildings, structures or development shall be permitted below the elevation of 76.6 m G.S.C.

RR-53 – Part of Lot 68, Concession 2 (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum lot frontage: 45.0 m
- (ii) The front lot line shall be the line dividing the lot from County Road 28.
- (iii) Access shall only be permitted from County Road 28.

RR-54 – 3900 C Highway 62, Part of Lot 77, Concession 2 (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum front yard: 4.57 m

RR-55 – Part of Lots 67 & 68, Concession 3 (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum lot area: 2.2 ha

- (ii) No buildings or structures shall be erected within 40.0 m of the boundary of any EP or EP-W Zone.

RR-56 – 447 County Road 28, Haslett’s Plan (Ward of Ameliasburgh) (By-law 2551-2010)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 13.0 m
 - (ii) Minimum exterior side yard: 13.0 m
 - (iii) Minimum interior side yard: 3.0 m
 - (iv) Minimum rear yard: 7.5 m
 - (v) Maximum lot coverage, all buildings and structures: 15 %
 - (vi) Minimum landscaped open space: 20 %
 - (vii) All exterior openings (including windows and doors) of all buildings (including, without limiting the generality of the foregoing, all additions and/or replacement buildings) and all electrical and heating equipment, shall be located above the minimum elevation of 77.0 m G.S.C.
 - (viii) The developed portion of each lot (including, without limiting the generality of the foregoing, that portion of the lot to be used for an addition or replacement building) including all septic tanks and weeping bed tiles shall be located above the minimum elevation of 75.9 m G.S.C.

RR-57 – 344 County Road 5, Part Lot 59, Concession 2 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1.7 ha
 - (ii) Minimum lot frontage: 118.0 m
 - (iii) Minimum front yard: 12.19 m

RR-58 – 50 Mountain Road, Part of Lots 5 & 6, Concession 1 South Bay Quinte (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum setback from the top of bank for any building or structure shall be 45.7 m.

RR-59 – 481 & 547 County Road 15, Lot 43, Concession 2 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:

- (i) Minimum lot frontage: 15.0 m

RR-60 – 1273 County Road 20, Lot 20, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) The written approval of the Quinte Conservation Authority shall be required prior to the issuance of an access, septic, or building permit.
 - (ii) Minimum lot frontage on a public road: 0 m

RR-61 – Reserved for future use.

RR-62-H – 4516 County Road 8, Point Petre Lots (Ward of Athol)

- a. Notwithstanding any provision of this By-law to the contrary, development on lands zoned RR-62-H may not occur until the Holding Symbol has been removed. The Holding Symbol shall be removed following the completion of the following requirements, subject to the satisfaction of the County:
 - (i) The owner(s) shall have acquired direct frontage and access onto a year round public maintained road;
 - (ii) Demonstration that the lot(s) have a minimum lot area of 0.8 ha;
 - (iii) Submission of a report by a qualified hydrogeologist confirming that the site is capable of accommodating the required private sanitary sewage disposal system over the long term;
 - (iv) Submission of a lot grading plan and stormwater management plan completed by a qualified engineer to the satisfaction of Quinte Conservation;
 - (v) Confirmation that an entrance permit can be issued by the County, or Ministry of Transportation (MTO), as applicable;
 - (vi) Confirmation that the lot meets the requirements of the Minimum Distance Separation formulae; and
 - (vii) Execution of all agreements required by the County.
- b. All other provisions of the RR Zone shall apply.

RR-63 – 3794 County Road 8 (Ward of North Marysburgh)

- a. A maximum of one (1) wind turbine shall also be a permitted use.

RR-64 – 1430 County Road 12, Part Lot 14, Concession 2 Military Tract (Ward of Hallowell)

- a. A furniture restoration, repair and sales shop located in a detached accessory building is a permitted home occupation use accessory to the main residential use of the lot.

RR-65 – Reserved for future use.

RR-66 – 893 County Road 15 and Adjacent Vacant Lot (Ward of Sophiasburgh) (By-law 2007-2007)

- a. Two (2) tourist cabins existing as of the date of adoption of this by-law shall be permitted to continue to be used for that purpose.
- b. The tourist cabins permitted cannot be enlarged or expanded in any way.

RR-67 – Part of Lots 95 & 96, Concession 2 (Ward of Ameliasburgh) (By-law 2154-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.7 ha
 - (ii) Minimum front yard: 9.0 m

RR-68 – 264, 270, & 284 Salmon Point Road, Part of Lots 2, 3 & 6, Concession Waupoos Island (Ward of North Marysburgh) (By-law 2153-2008)

- a. Access to the lot shall be provided by Waupoos Island Lane, a specially designated seasonal unmaintained road allowance, described in County Policy RD 710 A – Waupoos Island Seasonal Road Policy. Regular maintenance of Waupoos Island Lane will not be provided. There is no commitment or requirement by the municipality to assume year-round maintenance of the road and levels of service provided to the lots may be limited or reduced, including the level of emergency service. There is no commitment or requirement by the municipality to provide for public ferry service and/or transportation to/from the mainland.
- b. Individual owners of lands shall be solely responsible for obtaining and providing adequate off-site mainland parking for their holding. There shall be no commitment or cost incurred by the Corporation of the County Prince Edward to provide mainland parking.

RR-69 – 2400 & 2410 County Road 5, Part of Lots 22, Concession 1 South Side of East Lake (Ward of Athol) (By-laws 2177-2008 & 2224-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.7 ha

- (ii) Minimum rear yard: 61.0 m
- (iii) Minimum lot frontage: 45.72 m

RR-70 – 13 Salmon Point Road & 247 County Road 20 (Ward of North Marysburgh) (By-laws 2245-2008 & 2443-2009)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 44.2 m

RR-71 – 150 Gore Road (Ward of Ameliasburgh) (By-laws 2457-2009; 3114-2012; 3266-2013)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 51.0 m

RR-72 – 346, 336 & 320 County Road 20 Part Lot 21, Concession 1 (Ward of Hillier) (By-law 2962-2011 & 3234-2013)

- a. The following additional provisions apply:
 - (i) minimum lot frontage: 44.0 m

RR-73 – 500 Marsh Road, Part of Lots 59 & 60 Concession 2 Bayside (Ward of Ameliasburgh) (By-law 3483-2015)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 16.7 m

RR-74 – Part of Lot 78-79 Concession 1 Bayside, 1538 County Road 3 (Ward of Hallowell) (By-law 3953-2017)

- a. The following additional provisions apply:
 - (i) Maximum size for the additional dwelling unit located above the detached garage shall be 125.5 m².
 - (ii) Maximum height of detached garage and additional dwelling unit shall be 8.5 m
 - (iii) The maximum number of kitchens shall be one.
 - (iv) The additional dwelling unit and detached garage shall be located 22.9 m from the main house in the grove of trees.
 - (v) No trees shall be removed between the detached additional dwelling unit/garage and County Road 3.

RR-75 – 1321 County Road 20 (Ward of Hillier)

- a. An accessory building is permitted to have a maximum height of 6 m.
- b. One (1) additional dwelling unit is permitted in an accessory building with a maximum gross floor area of 290 m².
- c. No buildings or structures shall be permitted closer than 20 m (65 ft) from the top of the bank of the escarpment.

RR-76 – 1324 Miller Road, Part Lot 45 Concession Big Island (By-law 4231-2018)

- a. Notwithstanding any provisions of this By-law to the contrary, the RR-76 Zone and the OS-11 Zone shall be defined as one (1) lot or parcel as per the definition of “lot” in Section 3 of this By-Law. All other provisions of the RR Zone shall otherwise apply.

RR-77 – Cannery Rd East of 3900 Hwy 62, Part of Lot 10, Concession 2 North of Black River, being Part 1 on 47R-4609 (Ward of North Marysburgh) (By-law 4836-2019)

- a. Basement openings shall be constructed to an elevation above the top elevation of the seasonal ground water table.

RR-78 – Longworth Craft Company Inc., Part of Lot 18, Concession 2, North West, West Lake, Part 2 47R7301 (Ward of Bloomfield) (By-law 4385-2018)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 9.0 m

RR-79 – 789 Bethesda Road and Adjacent Vacant Lot (Ward of Sophiasburgh)

- a. The following provisions shall apply:
 - (i) In addition to the uses permitted in the RR Zone, a market garden, backyard poultry and an apiary are permitted as accessory uses to the main residential use on the lot.
 - (ii) No building, well or structure of any kind, including a septic system or an accessory building, shall be permitted within 40 m of the adjacent provincially-significant wetland as represented by the EP-W Zone.
 - (iii) All other provisions of the RR Zone and this By-law, as amended, shall apply to the lands zoned RR-79.

RR-80 – Part Lot 3 Plan 2 Gore B, Part 1 47R8796 (Ward of Sophiasburgh) (By-law 4598-2019)

- a. The following additional uses are permitted: market garden, backyard poultry and an apiary are permitted as accessory uses to the main residential use on the property.

- b. No building, well or structure of any kind, including a septic system or an accessory building, shall be permitted within 40.0 m of the adjacent provincially-significant wetland as represented by the EP-W Zone.

RR-81 – 88 Heritage Estate Drive & South of 88 Heritage Estate Drive, Part Lot 86 Concession 1 Part 9 & 10 47R1422; S/T & T/W PE156283 (Ward of Ameliasburgh) (By-law 4582A-2019)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 52.0 m

RR-82 – 2004 County Road 1, Lot 5-6 Registrars' Compiled Plan 29, T/W PE160418, S/T HW18155 & HW18210 (Ward of Bloomfield/Hallowell) (By-law 140-2020)

- a. The following additional provisions apply:
 - (i) The interior setback for the existing shed: 2.4 m
 - (ii) Minimum lot frontage: 50 m

RR-83 – 1214 & 1230 Salem Road, Part Lot 4-5 Hasletts PL Point A Part 3 47R3983 (Ward of Ameliasburgh) (By-law 157-2020)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 55.0 m

RR-84 – 19101 & 19113 Loyalist Pkwy, Part Lot 83, Concession 2 as in PE57610 Except Part 1 & 2 47R4281, Part 1 & 2 47R 7264 (Ward of Ameliasburgh) (By-law 180-2020)

- a. The following additional provisions apply:
 - (i) All buildings be setback 30.0 m from the pond and vernal pond.

RR-85 – Part Lot 27 Concession 3 Part 1 & 2 47R3251 (Ward of Hillier) (By-law 204-2020)

- a. All buildings shall be setback 30.0 m from the Provincially Significant Wetland.

RR-86 – 165 School House Road, Part Lot 12 Plan 1 Part Edward Drive Plan 8 Closed by PE105289; Part 1, 2, 3 47R2907 (Ward of Hillier) (By-law 127-2021)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 14.0 m

RR-87 – 318 Palmer-Burris Rd, Part Lot 8-9 Concession 3 South Side of East Lake Part 2 47R1698 except Part 1 47R1906 & Part 1 47R8573 subject to PE74115 (Ward of Athol) (By-law 194-2021)

- a. The mobile home existing on the date of the passing of this by-law is a permitted use.
- b. The existing mobile home is not permitted to be replaced by any other CSA Standard Z240 Model.
- c. The existing Quonset hut and shed shall only be used as accessory buildings to the principal residential use.

RR-88 – 304 Palmer Burris Road, Part Lot 24 Concession 3 Hillier Part 1 & 2 47R2794 S/T HL9448 (Ward of Hillier) (By-law 242-2021)

- a. Basements shall be prohibited, except where the finished floor elevation of a basement floor is above the existing grade.

RR-89 – 101 Foster Road, Part Lot 16, Concession 1 West of Green Point, Part 3 47R4724 (Ward of Sophiasburgh) (By-law 238-2021)

- a. No additions to the structural footprint of the existing structures shall be permitted within 30.0 m of the wetland on the subject property as flagged by Quinte Conservation Authority.
- b. Eavestrough downspouts shall be positioned on structures to direct flow away from the wetland.
- c. Woodlands shall be left intact to provide a buffer to the wetland.

RR-90 – 848 Melville Road (Ward of Hillier) (By-law 124-2024)

- a. The following additional provisions apply:
 - (i) Minimum interior side yard setback requirement for existing shed: 0 m

RR-91 – 48 Killburn Lane (Ward of Sophiasburgh) (By-law 104-2022)

- a. The following additional provisions apply:
 - (i) Access will be from Killburn Lane.
 - (ii) Minimum frontage onto County Road 15: 35.0 m

RR-92 – 1531 & 1555 Ridge Road, Lot 134 RCP 27 (Ward of Bloomfield and Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 53.0 m

- (ii) Minimum rear yard setback: 40.0 m
- b. A basement as defined in this By-law shall not be permitted.
- c. A hard-surfaced driveway (i.e., asphalt or concrete) shall not be permitted.

RR-93 – 12020 Loyalist Parkway, Part Lot 117 RCP 26 Part 13 47R-4985 (Ward of Bloomfield/Hallowell) (By-law 10-2022)

- a. The existing second dwelling unit is permitted to be used as a licensed short-term accommodation (STA);
- b. Interior side yard for attached garage 2.87 m
- c. Front yard setback for existing additional dwelling unit: 9.45 m
- d. All other provisions of the Rural Residential (RR)Zone shall apply to the RR-93 Zone.

RR-94 – 276 County Road 39, Part Lot 4 Plan 1 as in PE128792 subject to PE128792 (Ward of Hiller) (By-law 131-2022)

- a. The following additional provisions apply:
 - (i) The setbacks of the buildings existing on the day of the passing of this by-law are considered legal non-complying.
 - (ii) Minimum lot size 3.7 ha

RR-95 – Reserved for future use.

RR-96 – 2261 County Road 15, Foster’s Campground, Part Lot 16, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The permitted uses shall be limited to the following: a semi-detached dwelling, a workshop, a vehicle storage garage, three (3) existing apartment units all in the existing building, the sale and service of new and used boats and motors, and sale of camping trailers.

RR-97 – 46 & 68 Salmon Point Road (Ward of Athol) (By-law 181-2022)

- a. The following additional provisions apply:
 - (i) Minimum front yard setback: 13.0 m
 - (ii) Minimum front yard setback for a detached garage: 11.0 m

RR-98 – 46 & 68 Salmon Point Road (Ward of Athol) (By-law 181-2022)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 45.0 m

RR-99 – 46 & 68 Salmon Point Road (Ward of Athol) (By-law 181-2022)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 50.0 m
 - (ii) Minimum rear yard setback: 7.5 m

RR-100 – 37 Bellavista Drive (Ward of Hillier) (By-law 139-2023)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 45.0 m
 - (ii) Maximum number of dwelling units per lot: 2

RR-101 – 477 Walmsley Road (Ward of South Marysburgh) (By-law 84-2023)

- a. The following additional provisions apply:
- b. Minimum east interior side yard setback for existing dwelling: 2.0 m

RR-102-H – Reserved for future use**RR-103 – 1226 County Road 35 (Ward of Sophiasburgh)**

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 45.0 m

RR-104 – 1400 County Road 12 (Ward of Bloomfield/Hallowell)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.2 ha

RR-105 – 128 Simpson Road (Ward of Athol)

- a. The following additional provisions apply:
- (i) Minimum exterior side yard setback for existing dwelling: As existing.

RR-106 – Between 408 & 420 Island Road (Ward of Bloomfield/Hallowell)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2256.0 m²
 - (ii) Minimum lot frontage: 36.0 m

RR-107 – Part Lot 33, Concession 1 South West Green Point (Ward of Sophiasburgh) (By-law 2025-2007)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 45.0 m

RR-108 – 3769 County Rd 13 (Ward of South Marysburgh) (By-law 1828-2006)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.2 ha

RR-109 – 89 Willow Creek (Ward of Hillier)

- a. Minimum setback of existing buildings and structures from the EP-W Zone: As existing on the date of passing of the By-law.

RR-110-H – 184 County Road 28 (Ward of Ameliasburgh)

- a. Notwithstanding any provisions of the By-law to the contrary, within the RR-110-H Zone, the following provisions shall apply:
- (i) In addition to the uses permitted in the RR Zone, the following uses shall also be permitted: garden nursery sales and supply establishment, commercial greenhouse.
- b. Minimum interior side yard setback requirement for buildings and structures associated with the garden and nursery and sales and supply establishment: 7.5 m
- c. A By-law shall not be enacted to remove the "Holding" (-H) symbol until such a time as the owner has entered into a Site Plan Control Agreement with the Municipality
- d. Prior to removal of the Holding symbol, the only permitted use shall be a single-detached dwelling.

RR-111 – 910 County Road 3 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 36 m
 - (ii) Minimum interior side yard setback (east) for existing dwelling: 1.6 m

RR-112 – 910 County Road 3 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 32 m

- (ii) Minimum rear yard and floodplain setback for existing dwelling: As existing on the date of passing of the By-law.

RR-113 – 910 County Road 3 (Ward of Ameliasburgh)

- a. Minimum rear yard and floodplain setback for existing dwelling: As existing on the date of passing of the By-law.

RR-114-H – Point Petre Lots (Ward of Athol)

- a. Notwithstanding the provisions of this By-law to the contrary, within the RR-114-H Zone, the following provisions shall apply:
 - (i) No person shall within the RR-114-H Zone erect any building or structure for any purpose or shall use land or alter or enlarge any building except for the following permitted uses:
 - a) Buildings and structures and uses existing on the date of passing of this By-law.
 - (ii) A By-law shall not be enacted to delete the Holding Symbol on part(s) or all the lands zoned RR-114-H until the following conditions have been satisfied:
 - a) The owner(s) shall have acquired direct frontage and access onto a year-round publicly maintained road.
 - (iii) Upon the removal of the Holding Symbol from the RR-114-H Zone, all the provisions of the RR Zone and this By-law shall apply to these lands.

RR-115 – South of 3123 County Road 2, Part Lot 71, Concession 4 Bay Side (Ward of Ameliasburgh) (By-law 57-2024)

- a. Minimum setback from existing waste disposal sites: 150 m

RR-116 – South of 3123 County Road 2, Part Lot 71, Concession 4 Bay Side (Ward of Ameliasburgh) (By-law 58-2024)

- a. Minimum setback from existing waste disposal sites: 150 m

RR-117 – Highway 62 Lots

- a. The following provisions shall apply:
 - (i) Minimum lot area: 0.7 ha
 - (ii) Minimum lot frontage: 50 m

RR-118 – Part of Lots 15 & 16, Concession IV SSEL, Part of Lot 41 & Lot 31, RCP #3 (Ward of Athol) (By-law 2991-2012)

- a. The following provisions shall apply:
 - (i) Minimum lot frontage: 48.8 m
 - (ii) The lands zoned RR-118 shall be considered a “Lot” for the purposes of this By-law.

RR-119 – 70 Pleasant Bay Drive, Part Lot 6 Plan 3 Hillier Part 3 47R2203; Except Parts 1 & 2 47R849 (Ward of Hillier)

- a. Minimum setback from the livestock facility at 22 Pleasant Bay Road as existing on the date of approval of this amendment: 275 m

RR-120 – 70 Pleasant Bay Drive, Part Lot 6 Plan 3 Hillier Part 3 47R2203; Except Parts 1 & 2 47R849 (Ward of Hillier)

- a. Minimum setback from the livestock facility at 22 Pleasant Bay Road as existing on the date of approval of this amendment: 216 m
- b. Minimum setback from Pleasant Bay Provincially Significant Wetland for all development including a septic system: 30 m

9.0 Commercial Zones

The Commercial Zones are intended to implement the policies of the Urban Centre, Village, Hamlet, Shore Land, and Rural Lands designations in the Official Plan. These Zones permit a wide range of commercial uses, such as retail uses, personal service shops, restaurants, and tourism-related uses. Within the Urban Commercial (UC) Zone, residential uses located in upper storeys of buildings are also permitted.

9.1 List of Commercial Zones

For convenience purposes, the Commercial Zones are shown in **Table 9-1**.

Zone	Zone Symbol
Urban Commercial	UC
General Commercial	GC
Local Commercial	LC
Highway Commercial	HC
Tourist Commercial	TC
Trailer Park Commercial	TPC

9.2 Permitted Uses and Lot Requirements

- a. No person within any Commercial Zone, shall use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a “dot” (●) in **Table 9-2**.

Use	Zones					
	UC	GC	LC	HC	TC	TPC
Animal Hospital	●	●		●		
Antique Shop	●	●	●	●	●	
Art Gallery	●	●	●			
Assembly Hall	●	●	●	●		
Bed and Breakfast Establishment		●			●	
Building Supply Outlet		●		●		

Table 9-2: Permitted Uses in the Commercial Zones						
Use	Zones					
	UC	GC	LC	HC	TC	TPC
Commercial Club	•	•		•		
Convenience Store		•	•			
Daycare Centre	•	•	•		•	
Farmer's Market	•	•		•		
Farm Machinery Sales and Service Establishment		•		•		
Financial Institution	•	•	•	•		
Funeral Home		•		•		
Garden and Nursery Sales and Supply Establishment		•		•		
Golf Course					•	
Hotel	•	•		•	•	
Marina					•	
Medical Clinic	•	•		•		
Micro-brewery	•					
Mobile Restaurant				•	•	•
Motel	•	•		•	•	
Motor Vehicle Repair Garage		•		•		
Motor Vehicle Sales and Service Establishment		•		•		
Motor Vehicle Service Station		•		•		
Office	•	•	•	•		
Parking Lot	•	•				
Personal Service Establishment	•	•	•	•	•	•
Place of Entertainment	•	•		•	•	
Place of Recreation	•	•		•	•	
Private Club	•	•		•		
Recreational Camp					•	
Recreational Vehicle Sales and Service Establishment		•		•	•	
Resort Establishment					•	

Use	Zones					
	UC	GC	LC	HC	TC	TPC
Restaurant	•	•	•	•	•	
Retail Store	•	•		•	•	
Retail Food Store	•	•	•	•	•	
Service Shop	•	•	•	•		
Shopping Centre		•		•		
Taxi Depot	•	•				
Trailer Park						•

Residential Uses

Dwelling Units ¹	•	•	•			
Single-Detached Dwelling ¹		•	•		•	•
Townhouse, Stacked Townhouse, and Back-to-Back Townhouse Dwellings ²						

Specified Accessory UsesSubject to **Section 3.0 General Provisions**

Bunk House Dwelling					•	
Garden Suite					•	•
Home Business	•	•	•		•	•
Single-Detached Dwelling				•		

¹Where permitted in a Commercial Zone, residential dwelling units shall be located above the first storey of the principal building, or, if located on the first storey, the residential dwelling unit shall be located at the rear of the principal building.

² Where permitted in a Commercial Zone, Townhouse Dwellings, Stacked Townhouse Dwellings and Back-to-Back Townhouses shall have their entrances located in the rear of the building and commercial uses located on the first storey.

- a. Any use, building or structure permitted in any Commercial Zone in **Table 9-2** must be in accordance with the requirements set out in **Table 9-3** or **Table 9-4**.

Table 9-3: Lot Requirements for Commercial Zones						
Requirement	Zone					
	UC	GC	LC	HC	TC	TPC
Minimum Lot Area						
On Full Services	N/A	0.0465 ha	0.0465 ha	0.074 ha	0.074 ha	0.4 ha
On Partial Services	N/A	0.0465 ha	0.4 ha	0.4 ha	0.4 ha	
On Private Services	N/A	0.0465 ha	0.4 ha	0.8 ha	0.8 ha	
Minimum Lot Frontage						
On Full Services	N/A	15 m	15 m	25 m	25 m	100 m
On Partial Services	N/A	15 m	45 m	45 m	45 m	
On Private Services	N/A	15 m	45 m	60 m	60 m	
Maximum Lot Coverage	60%	40%	35%	30%	30%	25%
Site Requirements for a Trailer Site						
Minimum Site Area	280 m ²					
Minimum Site Frontage	15 m					
Maximum Site Coverage	25%					
Minimum Setback from Internal Roads	6 m					
Minimum Landscaped Open Space	40%					
Maximum Trailer or Recreational Vehicle Height	5 m					
Maximum Number of Trailers or Recreational Vehicles per Site	1					
For clarity, Full Services refers to the provision of <u>both</u> Municipal Water <u>and</u> Sewer Services, and Partial Services refers to the provision of <u>either</u> Municipal Water <u>or</u> Sewer Services.						

9.3 Zone Standards

Any use, building or structure permitted in any Commercial Zone in **Table 9-3** must also meet the requirements set out in **Table 9-4**.

Table 9-4: Zone Standards for Commercial Zones						
Standard	Zones					
	UC	GC	LC	HC	TC	TPC
Minimum Front Yard	3 m	3 m	3 m	3 m	3 m	N/A
Minimum Exterior Side Yard	0 m	3 m	3 m	5 m	7.5 m	N/A
Minimum Interior Side Yard						

abutting another Commercial or Industrial Zone	0 m	0 m	0 m	0 m	0 m	N/A
abutting any other Zone	2 m	4 m	4 m	7.5 m	7.5 m	N/A
Minimum Rear Yard	4.5 m	6 m	2 m	7.5 m	7.5 m	N/A
Minimum Landscaped Area	N/A	30%	35%	35%	30%	N/A
Maximum Building Height	12 m	12 m	10 m	10.5 m	10.5 m	N/A
Minimum Distance between Buildings	N/A	N/A	N/A	N/A	3 m	N/A
Zone Standards for a Trailer Park and Single-Detached Dwelling in the TPC Zone						
Minimum Front Yard	15 m					
Minimum Exterior Side Yard	6 m					
Minimum Interior Side Yard	6 m					
Minimum Rear Yard	7.5 m					
Minimum Landscaped Area	25%					
Maximum Building Height	10 m					

9.4 Additional Zone Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Commercial Zones shall apply and be complied with.

9.4.1 Special Provisions for the UC, GC Zones

- a. The existing building line shall be maintained in the case of any construction, reconstruction, rebuilding or renovation of structures in the UC and GC Zones. In the case of rebuilding or reconstruction, where the former building encroached on the street line, the existing street line shall be the new building line.
- b. All uses permitted in the UC and GC Zones shall be serviced with full municipal water supply and sanitary sewer services.

9.4.2 Special Provisions for the LC Zone

- a. The existing building line shall be maintained in the case of any construction, reconstruction, rebuilding or renovation of structures in the LC Zone. In the case of rebuilding or reconstruction, where the former building encroached on the street line, the existing street line shall be the new building line.
- b. The maximum number of dwelling units per lot shall be permitted as follows:
 - (i) Municipal sewer and water service – three (3) dwelling units;
 - (ii) Municipal water and private sewage service – one (1) dwelling unit; and

- (iii) Private water supply and sewage service – one (1) dwelling unit.

9.4.3 Special Provisions for the TPC Zone

- a. All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Trailer Park Commercial (TPC) Zone shall apply and be complied with.
- b. No travel trailer, tent or recreational vehicle park shall be established closer than 122 m to any existing Residential Zone or a residential use on an adjacent lot.
- c. Maximum lot coverage shall be based on the coverage of all buildings and structures, including travel trailers, tents and recreational vehicles on the lot.

9.5 Commercial Exception Zones

Except as specifically exempted or varied with the following site-specific exceptions, all other requirements of this By-law shall apply.

9.5.1 Urban Commercial (UC) Exception Zones

UC-1 – 266 Wellington Main Street & 41, 45 Wharf Street (Ward of Wellington) (By-laws 2478-2010 & 100-2022)

- a. Additional permitted uses:
 - (i) Parking for up to 48 vehicles required for use by hotel and restaurant patrons at the Drake Devonshire Inn (20 & 24 Wharf Street) shall be provided and permitted at 266 Wellington Main Street.
- b. Additional provisions for permitted uses:
 - (i) Minimum rear yard: 1.0 m
 - (ii) Minimum interior side yard next to an I Zone: 1.0 m
 - (iii) Minimum parking space area: 14.8 m²
 - (iv) Minimum drive aisle width: 5.7 m
 - (v) Minimum setback from the floodplain of Lane Creek: 6.0 m

UC-2 – 28 Wharf Street (Ward of Wellington)

- a. The following additional use is permitted: A parking lot containing a minimum of 12 parking spaces shall be the only permitted use.
- b. The following additional provisions apply:

- (i) Minimum lot frontage: 9.2 m
- (ii) Minimum lot area: 494 m²
- (iii) Minimum area of each parking space: 14.3 m²

UC-3 – 286 Wellington Main Street (Ward of Wellington)

- a. The following additional use is permitted: abattoir.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 10 m
 - (ii) Minimum front yard: 0 m
 - (iii) Minimum rear yard: 0.3 m

UC-4 – Devonshire Inn, 20 & 24 Wharf Street (Ward of Wellington) (By-law 100-2022)

- a. Notwithstanding any provisions to the contrary, within the UC-1 Zone, parking for 48 vehicles required for use by hotel and restaurant patrons shall be provided at 266 Main Street.
- b. Notwithstanding the uses permitted in the UC-4 Zone, the following uses shall not be permitted at 20 Wharf Street:
 - (i) Cooking or kitchen facilities;
 - (ii) External HVAC units or equipment; and
 - (iii) Outdoor amplified music.

UC-5 – 327 Wellington Main Street (Ward of Wellington)

- a. The following additional use is permitted: motor vehicle repair garage.
- b. The sale of gasoline, diesel fuel, or other fuels shall be prohibited.
- c. The following additional provisions apply:
 - (i) Minimum lot area: 545 m²
 - (ii) Minimum side yard: 0.82 m
 - (iii) Minimum rear yard: 0.3 m
 - (iv) Maximum gross floor area for a motor vehicle repair garage: 175 m²

UC-6 – 279 Wellington Main Street (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 1.0 m

- (ii) Minimum rear yard: 8.67 m
- (iii) Minimum interior side yard: 0 m
- (iv) Minimum exterior side yard: 4.11 m
- (v) Maximum lot coverage: 60%
- (vi) Minimum number of loading spaces: 1 space
- (vii) Minimum loading space access aisle width: 4.11 m
- (viii) Minimum area of each parking space: 14.3 m²
- (ix) Minimum off-street parking requirement: 1 space for each 37 m² of gross floor area.

b. The minimum number of parking spaces to be provided in connection with a food store use shall be 38 spaces. Notwithstanding this requirement, a minimum of 26 parking spaces shall be provided in connection with a food store use, provided that the additional 12 parking spaces that are required to make up the total of 38 spaces shall be provided in an off-site parking area which is:

- (i) located on lands zoned Commercial or Special Commercial;
- (ii) located within 30.0 m of the building it is intended to serve;
- (iii) under the same ownership as the use, it is intending to serve or is under a long term lease or long-term renewable agreement.

UC-7 – 123 Picton Main Street (Ward of Picton)

a. The following additional uses are permitted: take-out and drive thru restaurant.

UC-8 – 134 Picton Main Street (Ward of Picton)

a. The following additional uses are permitted:

- (i) Motor vehicle service station;
- (ii) Motor vehicle sales lot as an accessory use to a main motor vehicle service station use; and
- (iii) Outside display or new or used automobiles, in good repair, for the purpose of their sale or rent to the general public.

b. The following additional provisions apply:

- (i) Minimum interior side yard required for any building existing on the date of passing of this by-law: 0 m
- (ii) Minimum distance of any freestanding advertising sign the front lot line: 0 m

- (iii) Maximum number of access driveways for the lot shall be 4.
- (iv) The maximum width of any two-way driveway access as measured along the outside side lot line shall be 18.0 m.
- (v) Parking space requirements shall be calculated at a rate of one (1) space for each 37 m² of floor area.
- (vi) The open storage of motor vehicles for sale or rent shall be permitted in any yard except the front yard.
- (vii) A minimum 1.5 m wide continuous strip of landscaped open space shall be provided along the front lot line only, except as required to provide driveway access to the lot. The required landscaped open space may be comprised of grass, trees, shrubs, ornamental planters, or a combination of these, maintained in a healthy growing condition.
- (viii) Where a required parking area providing more than four (4) parking spaces abuts a street line, then separation of the parking area from the street line shall be provided by means of a minimum 1.5 m wide strip of landscaped open space or fencing or a combination of both.
- (ix) Prior to development or redevelopment of the lands, a detailed site plan(s) shall be approved by the County and a Site Plan Agreement shall be entered into, pursuant to the Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

UC-9 – 155 Picton Main Street (Ward of Picton)

- a. The following additional use is permitted: storage units for rental to the public.
- b. The following additional provisions apply:
 - (i) Off-street parking spaces shall be provided on the property at the rate of one (1) parking space for each 28 m² of floor area of the building containing the storage units.
 - (ii) Minimum rear yard: 0.3 m

UC-10 – 21 Elizabeth Street (Ward of Picton)

- a. The following additional use is permitted: parking lot.

UC-11 – 3 Paul Street (Ward of Picton)

- a. The following additional use is permitted: motor vehicle service station.

UC-12 –289 Picton Main Street (Ward of Picton)

- a. The following additional provisions apply:
 - (i) The only permitted use may be three (3) parking spaces, existing on the date of passing of this by-law.
 - (ii) Access to the lot may be by means of a right-of-way (Market Lane).
 - (iii) There is no commitment from or requirement by the Municipality to assume year-round maintenance of Market Lane and levels of service provided to the lot may be limited or reduced, including the level of emergency response to the lot.

UC-13 –145 Picton Main Street (Ward of Picton)

- a. The following additional use is permitted: tourist inn.
- b. The following definition applies:
 - (i) "Tourist Inn" is defined as a building used for the accommodation of the traveling or vacationing public, and shall contain not more than 8 guest rooms served by a common entrance.
- c. The following additional provisions apply:
 - (i) Minimum Lot frontage: 12.2 m
 - (ii) Minimum rear yard: 1.5 m
 - (iii) Maximum building coverage: 100%
 - (iv) A minimum of 18 parking spaces, including two (2) barrier-free parking spaces shall be required for the uses permitted in the UC-13 Zone, and provided in off-site parking areas on adjacent lands zoned UC-14.

UC-14 –143 Picton Main Street (Ward of Picton) (By-law 1936-2007)

- a. The following uses may only be permitted: parking lot, open space.
- b. The following additional provisions apply:
 - (i) A minimum landscaped buffer of 0.9 m shall be provided and maintained between any parking lot and any lot line abutting a street.
 - (ii) 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.
 - (iii) The existing 18 parking spaces, including two (2) barrier-free parking spaces, shall be maintained and provided for the uses permitted off-site on adjacent lands zoned UC-13.

UC-15 –106 Picton Main Street (Ward of Picton)

- a. The following additional provisions apply:
- (i) A taxi depot is prohibited.
 - (ii) Minimum number of on-site parking spaces shall be 25.

UC-16 –280 Picton Main Street (Ward of Picton) (By-law 1937-2007)

- a. The following additional provisions apply:
- (i) Maximum height of buildings: 16.5 m
 - (ii) Minimum setback from a private right-of-way: 0 m
 - (iii) A minimum of 27 parking spaces, including two (2) barrier-free stall (handicapped space), shall be required.
 - (iv) A landscape planting/buffer strip shall not be required.
 - (v) No loading spaces are required.

UC-17 –205 Main Street (Ward of Picton) (By-law 1963-2007)

- a. The following additional uses are permitted:
- (i) Private library;
 - (ii) Private art gallery;
 - (iii) Storage, research and maintenance/repair areas for archival/historical materials; and
 - (iv) Auditorium with a maximum of 74 seats.
- b. The following additional provisions apply:
- (i) Minimum rear yard: 0 m
 - (ii) Minimum setback from a private right-of-way: 0 m
 - (iii) No parking spaces are required.
 - (iv) No loading spaces are required.

UC-18 –3 Ross Street (Ward of Picton) (By-law 2336-2008)

- a. The following additional uses are permitted:
- (i) Motor vehicle dealership or motor vehicle sales lot.

- (ii) Open storage, provided that it is limited to the outside display of new or used motor vehicles, in good repair, for the purposes of their sale or rent to the general public.

UC-19 –Reserved for future use.

UC-20 –72 King Street (Ward of Picton) (By-law 3778-2016)

- a. The following additional uses are permitted:
 - (i) Duplex dwelling;
 - (ii) Converted building with three (3) or more residential uses;
 - (iii) Retirement home;
 - (iv) Senior citizens housing complex; and
 - (v) Group home.
- b. The following additional provisions apply:
 - (i) There will be four (4) parking spaces directly on site. Additional parking spaces shall be secured through agreements with the County or other landowners, or other alternative parking considerations on the title of lands.

UC-21 – 2 Ross Street (Ward of Picton) (By-law 3778-2016)

- a. The following additional uses are permitted: parking lot.

UC-22 – 23 Wharf Street (Ward of Wellington) (By-law 3849-2016)

- a. The following additional use is permitted:
 - (i) Accessory to the principal operation of the Drake Devonshire Inn located at 24 Wharf Street shall be limited to:
 - a) Three (3) room accommodation for staff;
 - b) Preparation kitchen for food, including sauces and stocks;
 - c) Storage of kitchen and other supplies related to the Inn;
 - d) Use of a deep fryer is prohibited;
 - e) Venting for range hoods is restricted to the north side of the building;
 - f) Outdoor cooking is prohibited;

- g) No sales or direct services will be provided to the public; and
 - h) Outdoor open storage is prohibited in any yard.
- b. The following additional provisions apply:
- (i) Setbacks for the front and exterior side yard shall be those that existed on the date of the passing of this by-law
 - (ii) Interior side yard: 2.0 m
 - (iii) Minimum rear yard: 4.0 m
 - (iv) Maximum lot coverage: 52%
 - (v) Minimum landscape open space: 28%
 - (vi) The number of parking spaces provided shall be 3.
 - (vii) The encroachment for the deck shall be that which existed on the date of the passing of this by-law.

UC-23-H – 192 Wellington Main Street (Lot 12 B, Plan 8; Lot 10, Plan 8) (Ward of Wellington) (By-law 4187-2018)

- a. The following additional provisions apply:
- (i) Maximum height of the accessory cabins: 5.1 m
 - (ii) Maximum height of the main hotel building: 16.2 m
 - (iii) Maximum front yard setback: 3.0 m
 - (iv) Maximum number of cabins: 7 cabins
 - (v) Maximum height of the hotel annex is as it existed on the date of the passing of this by-law;
 - (vi) The six (6) one-bedroom cabins shall be limited to maximum floor area of 54 m²;
 - (vii) The one (1) two-bedroom cabin shall be limited to a maximum floor area of 101 m²;
 - (viii) That a minimum of 58 parking spaces be provided on site;
 - (ix) That the lands are subject to Section 41, Site Plan Control, of the Planning Act, R.S.O. 1990, c.P.13.
- b. A By-law shall not be enacted to remove the Holding (H) symbol until such time as:
- (i) The proponent shall submit functional servicing report to the satisfaction of Prince Edward County confirming sufficiency of water and sanitary servicing

for the proposed use(s), and further that such demands cause no negative impacts off-site;

- (ii) The proponent shall submit a detailed stormwater management report to the satisfaction of Prince Edward County, including controlling post-development flows to pre-development conditions and ensuring off-site discharge is in accordance with MOECC Level 1 quality control standards, or as needed. The proponent shall submit a detailed lot grading and drainage plan and detailed site servicing plan(s) to the satisfaction of Prince Edward County.
- (iii) The proponent shall submit a traffic impact study to the satisfaction of Prince Edward County to assess the overall impact of the development, to verify site access and sight lines are in accordance with accepted engineering guidelines/practices and to identify any off-site road infrastructure improvements which may be in order;
- (iv) The proponent shall secure any requisite MOECC licensing and/or approvals for on-site servicing systems, including water, sewer, storm and/or other; and
- (v) A Site Plan Control Agreement has been entered into and the proponent shall enter into any required servicing agreement(s) and/or financial arrangements to the satisfaction of Prince Edward County, in resolution of any identified issues regarding transportation, water, sanitary, storm servicing, and/or other.

UC-24 – 269 & 271 Wellington Main Street (Ward of Wellington) (By-law 4258-2018)

- a. The following additional uses are permitted:
 - (i) A maximum of two (2) business, professional or administrative offices; and
 - (ii) A maximum of seven (7) guest rooms / suites.
- b. The following additional provisions apply:
- c. Required Yard Dimensions:
 - (i) Existing Building:
 - a) Minimum, Front Yard: 14 m
 - b) Minimum Interior Side Yard (west): 0.6 m
 - c) Minimum Interior Side Yard (east): 4 m
 - (ii) Expansions / Additions:
 - a) Minimum interior side yard (west): 1.5 m
 - b) Minimum interior side yard (east): 4 m

- c) Minimum rear yard: 0.9 m

UC-25 – 14 Mortimer Street (Ward of Picton) (By-law 4459-2019)

- a. The following additional uses are permitted: A parking lot, public uses or utilities in accordance with the provisions of **Subsection 3.25 Public Uses and Utilities** of this By-law, and uses, buildings and structures accessory to the foregoing permitted uses.

UC-26 – 208 Picton Main Street (Ward of Picton) (By-law 4483-2019)

- a. The following additional use is permitted: library.
- b. The following additional provisions apply:
 - (i) Regulations for permitted uses:
 - a) Maximum building height: 20 m
 - b) Minimum number of loading spaces: 0 spaces

UC-27 – 186 Wellington Main Street (Ward of Wellington) (By-law 48-2022)

- a. The following additional uses are permitted: financial Institution and bank; clinic or office of medical practitioner; day nursery; retail commercial establishment; personal service shop; merchandise service shop; restaurant; business, professional or administrative office; convenience store; bakery; dry cleaning distribution station; food store; laundromat; taxi depot; parking lot; video rental; public uses or utilities; and uses, buildings and structures accessory to the foregoing permitted uses including the sale of pre-filled propane tanks.

UC-28 – 252 Wellington Main Street (Ward of Wellington) (By-law 140-2023)

- a. The following additional use is permitted: an existing dwelling and any additions thereto and/or associated accessory buildings as a stand-alone use absent a commercial component.

UC-29 – 254 Wellington Main Street (Ward of Wellington) (By-law 140-2023)

- a. The following additional use is permitted:
 - (i) An existing dwelling and any additions thereto and/or associated accessory buildings shall be permitted as a standalone use absent a commercial component.
- b. The following additional provisions apply:
 - (i) Maximum lot coverage for existing accessory structures: 11%

UC-30 – 81-91 Main Street & 5-15 Washburn Street (Ward of Picton) (By-law 2368-2009)

- a. The following additional provisions apply:
- (i) Minimum number of on-site parking spaces shall be 42, including two (2) barrier-free stalls, until such time that the dwelling located at 15 Washburn Street is removed, at which time the entire property at 15 Washburn Street will also be used for parking spaces, subject to minimum landscaping and setback requirements and any other County requirements.
 - (ii) Minimum Distance of Parking Area/Space from Street Line shall be 1.5 m along Washburn Street only.
 - (iii) Residential uses, including dwelling units situated above or within the same building as the commercial use, shall not be permitted.
 - (iv) 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.

9.5.2 General Commercial (GC) Exception Zones**GC-1**

- a. The following additional uses are permitted: clinic or office of medical practitioner; day nursery; retail commercial establishment; personal service shop; merchandise service shop; place of entertainment, recreation or assembly; commercial club; private club; restaurant; business, professional or administrative office; convenience store; bakery; taxi depot; parking lot; video rental; public uses or utilities; uses, buildings and structures accessory to the foregoing permitted uses.
- b. Minimum interior side: 2 m

GC-2 – 67 King Street (Ward of Picton)

- a. The following additional uses are permitted: clinics or offices of medical practitioners; provincial court facility; uses accessory to the foregoing.
- (i) The following additional provisions apply:
 - (ii) Minimum front yard: 0.91 m
 - (iii) Minimum side yard, northerly limit: 0 m

GC-3 – 363 Picton Main Street (Ward of Picton)

- a. The only permitted use shall be: hotel/inn, in the existing building, with a maximum of fifteen (15) guest rooms, a meeting room, catering kitchen and a restaurant.

GC-4 – 289 Noxon Avenue (Ward of Wellington)

- a. The only permitted use shall be a parking lot.

GC-5 – 2175 County Road 1 (Ward of Hallowell) (By-law 2140-2008)

- a. The following additional uses are permitted:
 - (ii) Permitted residential uses: single-detached dwelling.
 - (iii) The permitted commercial uses shall be limited to: business, professional or administrative office; service shop, merchandise; service shop, personal; public use; retail commercial establishment; small engine sales and service establishment; and mobile restaurant.
- b. Any commercial uses shall be located completely within a building existing on the date of the passing of this by-law, save and except a mobile restaurant.
- c. Maximum gross floor area for all commercial uses (except a mobile restaurant): 125 m²
- d. The requirements of Section 9.4.1(b), regarding servicing requirements, of this By-law shall not apply.

GC-6 – 288 Noxon Avenue (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) The permitted non-residential uses shall be limited to a funeral home.
 - (ii) Maximum lot coverage: 66%
 - (iii) Minimum landscaped open space: 20%
 - (iv) A minimum of 19 lined parking spaces, including one (1) signed barrier free space, shall be required for the uses permitted in the GC-6 Zone, and provided in an offsite parking area on adjacent lands zoned GC-4.
 - (v) Number of barrier free spaces with required signage located at 288 Noxon Avenue, Minimum: 0 spaces
 - (vi) Minimum number of loading spaces: 0 spaces
 - (vii) Minimum number of onsite parking spaces located at 288 Noxon Avenue: 2 spaces
 - (viii) Lands located at 288 Noxon Avenue, shall be exempt from Sections 3.17(a) and 3.17(b) of this By-law.
 - (ix) The requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended relating to Site Plan Control.

GC-7 –Part of Lots 1049 and 1050, Plan 24 (Ward of Picton) (By-law 2922-2011)

- a. The permitted uses shall be limited to the following: retail store; restaurant; business, professional or administrative offices; dry cleaning distribution station; personal service establishment; merchandise service shop; laundromat; and uses normally incidental and accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) A dry cleaning establishment shall not be permitted.
 - (ii) Residential uses shall not be permitted.
 - (iii) 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.

GC-8 –5 McFarland Drive (Ward of Picton) (By-law 3952-2017)

- a. The following additional provisions apply:
 - (i) The following additional uses shall be permitted: teaching facility and live skills centre.
 - (ii) Residential uses shall be prohibited.

GC-9 –40 Clara Drive (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be: motel, motor hotel, hotel; bed and breakfast establishment; tourist inn; uses, buildings and structures accessory to the foregoing permitted uses, including tourist cabins, restaurant and spa.
- b. The following definitions apply:
 - (i) A Tourist Cabin shall mean an individual, detached suite associated with a motel, motor hotel or hotel.
- b. The following additional provisions apply:
 - (i) Maximum number of motel, motor hotel, hotel and Vacation Accommodation Units: 25
 - (ii) Front lot line shall be the lot line abutting bridge street.
 - (iii) Exterior side lot line shall be the lot line abutting the condominium road.
 - (iv) Rear lot line shall be the lot line that directly abuts the EP zone.
 - (v) Minimum Exterior Side Yard
 - a) Tourist Cabin: 1.8 m
 - b) Existing Buildings as of the date of this by-law: 1.8 m

- c) All other principal uses: 6.0 m
- (vi) Minimum interior side yard: 2.8 m
- (vii) Minimum parking requirement: 50 spaces
- (viii) Minimum parking space shall be 16.2 m²
- (ix) Off-site parking permitted within 120.0 m.

GC-10 – 41 Villenduve Drive, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The only permitted uses shall be: apartment dwelling house above the first storey; restaurant; place of entertainment, recreation and assembly; private club - retail commercial establishment; veterinary clinic facing Head Street; food store - laundromat facing Head Street; professional or medical offices, clinics or similar above first storey; uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Mandatory Ground Floor Commercial: a minimum of 400 m² of ground floor commercial shall be provided, with such uses to consist of one or more of the following: restaurant; place of entertainment, recreation and assembly; retail commercial establishment; food store – laundromat.
 - (ii) Front Lot Line shall be the lot line abutting Head Street.
 - (iii) Rear lot line shall be the lot line abutting the condominium road
 - (iv) Minimum interior side yard (east) 5.0 m
 - (v) All other interior side yard setbacks shall be 4.0 m.
 - (vi) Maximum building height: 98.93 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.
 - (vii) Maximum lot coverage: 45%
 - (viii) Off-site parking permitted.
 - (ix) Minimum parking stall area shall be 16.2 m.
 - (x) Minimum setback for all buildings from existing top of slope is 6.0 m.
 - (xi) Where an underground parking structure is located entirely below grade, it can be located in any yard with a minimum setback of 1.0 m.

- (xii) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
- (xiii) The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.
- (xiv) Buildings shall include active frontages facing the public realm including Head Street and Open Space (OS) Zone.

GC-11 – 347 Picton Main Street (Ward of Picton)

- a. The following additional provisions apply for permitted uses:
 - (i) Minimum interior side yard: 2.8 m
 - (ii) Maximum height of buildings designate Johnson Street as the front of the building for the purposes of defining building height
 - (iii) Minimum parking space requirement 53 spaces
 - (iv) Parking space size: 14.4 m² and 2.4 m width
 - (v) Loading space width: 4.0 m
 - (vi) Loading space location: exterior side yard
- b. Provision(a)(iii) permits the reduction in parking spaces to 53 subject to a Site Plan Control Agreement and the provisions of By-law 3724-2016 (Exemption from Parking Requirements).

GC-12 – Black River Market, 913 County Road 13 (Ward of South Marysburgh)

- a. A cheese factory shall be permitted as an additional permitted use.

GC-13 – Reserved for future use

GC-14 – Wellington Bay Estates (Ward of Wellington)

- a. The permitted non-residential uses shall be limited to one or more of the following:
 - (i) Personal service shop open to the general public;
 - (ii) Business, professional and administrative office open to the general public;
 - (iii) Medical clinic open to the general public;
 - (iv) Fitness area, recreation room, lounge and outdoor recreational amenities open to the general public;
 - (v) Retirement home; and
 - (vi) Senior citizens housing complex.

- b. The following additional provisions apply:
 - (i) Maximum floor space index: 35.0%
- c. Development shall not occur until such a time as the "Holding" (H) symbol has been removed. Prior to the removal of the "Holding" (H) symbol, permitted uses shall be those existing on the date of passing of this By-law as well as a temporary sales office and model home(s), in accordance with a registered subdivision agreement.
- d. 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 of the lands.

GC-15 – 5 Lake Street (Ward of Picton)

- a. The only permitted residential use shall be one single detached dwelling having a minimum floor area of 85.0 m².
- b. The following additional provisions apply:
 - (i) Minimum rear yard: 2.0 m
 - (ii) The side yard buffer strip along the easterly limit of Lot 745 shall have a minimum width of 1.7 m
- c. The only driveway access to the property shall be the existing driveway from Mary Street West adjoining the easterly limit of Lot 745.

GC-16 – 49 Mary Street (Ward of Picton)

- a. The following additional uses are permitted: The existing single-detached dwelling shall be one (1) chiropractor's office on the first floor together with one (1) dwelling unit on the second floor.
- b. The following additional provisions apply:
 - (i) A driveway entrance from Mary Street shall be constructed together with a parking area in the rear of the existing building providing a minimum of six (6) parking spaces.
 - (ii) Suitable perimeter planting shall be provided to screen effectively the parking area from the adjoining properties.

GC-17 – 376-378 Picton Main Street (Ward of Picton)

- a. The following additional use is permitted: retail sports equipment store, together with uses accessory thereto.

GC-18-H – 49 & 57 Folkard Lane (Ward of Picton) (By-law 24-2023)

- a. The following additional provisions apply:
 - (i) A convenience store shall provide a minimum of 1 parking space per 23.0 m² of gross floor area.
 - (ii) A convenience store is not required to provide a loading space.
 - (iii) The Holding (H) Symbol shall not be removed until such time as:
- b. The owner has entered into a Subdivision Agreement and /or a Site Plan Control Agreement with the Corporation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and /or 51 of the Planning Act, R.S.O. 1990, c.P. 13, as amended; and
- c. Municipal sanitary sewer and water services are available to service the lands to the satisfaction of the County.

GC-19 – 271, 273, 282 Main Street (Ward of Bloomfield)

- a. The following additional provisions apply:
 - (i) A maximum of two (2) dwelling units located above the first storey of a General Commercial use.
 - (ii) Minimum lot area: 982 m²
 - (iii) Minimum side yard: 1.83 m
 - (iv) Minimum front yard: 2.77 m

GC-20 – 171 County Road 29 (Ward of Ameliasburgh)

- a. The following additional uses are permitted: restaurant having a maximum gross floor area of 70 m²; retail store; personal service shop; professional office; artist studio.
- b. The following additional provisions apply:
 - (i) All uses shall be serviced by a piped municipal water supply.
 - (ii) An accessory dwelling unit shall not be permitted.
 - (iii) Minimum lot area: 1,000 m²
 - (iv) Maximum lot coverage: 15 %
 - (v) Minimum number of required loading spaces: 0
 - (vi) Minimum number of required on-site parking spaces: 8

9.5.3 Local Commercial (LC) Exception Zones

LC-1 – 1674 County Rd 10 & 1662-1666 County Rd 10 (Ward of Athol)

- a. The following additional use is permitted: retail commercial establishment.

LC-2 – 3020 County Road 10 (Ward of Marysburgh)

- a. The following additional uses are permitted: commercial motor vehicle repair garage; water bottling and ice making plant.

LC-3 – 3031-3033 County Road 10 (Ward of South Marysburgh)

- a. The only permitted non-residential uses shall be a second-hand shop, including furniture stripping, repair and refinishing.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1,579 m²

LC-4 – 3054-3058 County Road 10 (Ward of South Marysburgh)

- a. The uses permitted shall be located within the two (2) buildings existing on the date of passing of this by-law and any future improvements thereto, provided that existing building envelopes are maintained.
- b. The following additional uses are permitted:
 - (i) Restaurant containing a maximum of 14 seats for patrons.
 - (ii) Commercial uses which are of a low water consumption nature, consisting of one or a combination of the following uses:
 - a) Antique shop
 - b) Retail commercial uses
 - c) Business and/or professional offices
 - (iii) One (1) single-detached dwelling.
- c. The following additional provisions apply:
 - (i) Minimum lot area: 0.2 ha
 - (ii) Minimum lot frontage: 30.5 m

- (iii) A minimum of six (6) parking spaces shall be provided on the site.
- (iv) No loading space shall be required.

LC-5 – 7 Willow Creek Road (Ward of Hillier)

- a. The following additional uses are permitted:
 - (i) One (1) single detached dwelling
 - (ii) A retail commercial establishment in a building separate from the single detached dwelling, in which only the sale of crafts and antique collectibles, as well as the restoration and sale of antique furniture is conducted. The restoration of said furniture will not include the process of "stripping" the original finish off the furniture on site. The sale and storage of said goods shall be strictly contained within the existing commercial building.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.73 ha
 - (ii) Minimum lot frontage: 106.0 m
 - (iii) Maximum commercial floor area: 206.7 m²
 - (iv) The front lot line shall mean the line dividing the lot from the Township Road, known locally as the Willow Springs Road.

LC-6 – 38 Old Cheese Factory Road (Ward of Ameliasburgh)

- a. The permitted uses shall be limited to the following: retail commercial establishment; one (1) accessory dwelling unit.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1,500 m²
 - (ii) Minimum lot frontage: 30 m

9.5.4 Highway Commercial (HC) Exception Zones

HC-1 – 50 Main Street (Ward of Bloomfield)

- a. The following additional uses are permitted: motor vehicle dealership, motor vehicle body shop.

HC-2 – 433 Main Street (Ward of Bloomfield)

- a. The following additional uses are permitted: motel, restaurant, an accessory dwelling unit to be occupied by the owner, caretaker or other similar persons employed on the lot on which the dwelling unit is located.

- b. The following additional provisions apply:
- (i) Minimum lot frontage: 49.8 m
 - (ii) Minimum front yard: 13.1 m
 - (iii) Minimum west side yard: 1.7 m
 - (iv) Minimum east side yard: 4.08 m

HC-3 – 6 Stanley Street (Ward of Bloomfield)

- a. Notwithstanding the permitted uses in the HC Zone, the following uses only shall be permitted in the HC-3 Zone: hotel, motel, farm produce sales outlet, medical or dental clinic, restaurant, including drive-in or curbside service, place of entertainment, retail establishment for the sale and service of motor vehicles, motor vehicle parts, boats and farm equipment, parking lot, woodworking shop with accessory retail sales, artist's shop with accessory retail sales, museum, antique shop, furniture store, instructional studio, garden sales and supply establishment, a dwelling unit in a portion of a commercial building permitted above, if occupied by the owner, caretaker, watchman or other similar person employed on the lot on which such dwelling unit is located, except that in the case of a parking lot, no dwelling unit shall be permitted.
- b. The following additional provisions apply:
- (i) Minimum lot area: 1.2 ha
 - (ii) Maximum lot coverage: 20%
 - (iii) The buildings existing on the date of passing of this By-law are a permitted use provided that the existing front yard setback and interior side yard setback are not further reduced.

HC-4 – 13370 Loyalist Parkway (Ward of Hallowell)

- a. The permitted uses shall be limited to the following: winery, including wine tasting, storage, display, processing, administrative facilities and accessory retail sales; vineyard; accessory single detached dwelling; business and professional office; and uses that are normally incidental and accessory to the foregoing.
- b. The following additional provisions apply:
- (i) Minimum front yard: 15.24 m
 - (ii) 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.

HC-5 – 71 County Road No. 3, Part of Lot 54, Plan 3, Rossmore (Ward of Ameliasburgh)

- a. The permitted uses shall be limited to the following: workshop related to the sale and manufacture of home improvement products and services, sporting goods retail store, antique shop, convenience store, light equipment sales and supply establishment, veterinary clinic, bank or institutional institution, personal service shop, business and professional office, not including a medical clinic, uses normally accessory to the permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum of 11 parking spaces (including one (1) barrier-free parking space) and one (1) loading space.
 - (ii) The requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control.

HC-6-H – 12 Prince Edward Drive, Pt Lot 202, Plan 8, Wellington (Ward of Wellington)

- a. The following additional uses are permitted: convenience store, restaurant, medical clinic.
- b. Provisions for permitted uses:
 - (i) The combined total gross floor area for the permitted commercial uses shall not exceed 1,301 m², provided that the maximum gross floor area for each of the permitted uses shall be as follows:
 - a) Convenience store: 240 m²
 - b) Restaurant: 240 m²
 - c) Medical clinic:
 - 1. Phase 1: 480 m²
 - 2. Phase 2: 321 m²
- b. A landscaped strip not less than 3.0 m shall be provided, forming part of the front yard adjacent to Prince Edward Drive, the side yard adjacent to Main Street, and the rear yard adjacent to the east property line. The landscaping strip shall be graded, sodded and/or seeded and planted with trees, shrubs, and /or flowers and the vegetation shall be maintained in a healthy growing condition.
- c. The “H” shall be removed when the owner has entered into a Development Agreement with the County, which agreement shall address all municipal requirements, financial and otherwise, including but not limited to:

- (i) The completion of a detailed traffic study to the satisfaction of council and the provisions of any works deemed necessary to implement the recommendations of said study; and
- (ii) The completions of a detailed stormwater management report to the satisfaction of council and Quinte Conservation Authority and the provision of any works deemed necessary to implement the recommendations of said study.

HC-7 – 16913 Loyalist Parkway (Ward of Wellington)

- a. The following additional uses are permitted: a food processing machinery and equipment sales establishment and may include facilities for the repair and maintenance of such machinery and equipment.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1.5 ha

HC-8 – 2052 County Road 18 (Ward of Hillier) (By-law 2336-2008)

- a. The following additional uses are permitted: farm produce outlet, bicycle rental establishment.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.3 ha

HC-9 – 1297 County Road 4 (Ward of Hallowell)

- a. The only permitted non-residential use shall be a woodworking shop, accessory retail outlet, and animal shelter.

HC-10 – 13263 Loyalist Parkway (Ward of Hallowell)

- a. The following additional uses are permitted: motor vehicle sales and rental establishment, bus terminal and depot and accessory repair facility, recreational establishment.
- b. The following additional provisions apply:
 - (i) Residential uses are prohibited.
 - (ii) For the purposes of this subsection, a recreational establishment shall mean a building, used or intended to be used for a swimming pool, health club, athletic club or a similar use.

HC-11 – 13311 Loyalist Parkway (Ward of Hallowell)

- a. In addition to the list of permitted uses in the HC Zone, the following uses are permitted: retail food store; drive-thru restaurant.
 - b. Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply:
 - (i) For a single building with a total floor area up to 750 m², individual uses within the building shall not be subject to a minimum unit size floor area.
 - (ii) For a single building with a total floor area exceeding 750 m², individual units shall have a minimum unit size floor area of 200 m².
 - (iii) For a single building with a total floor area up to 750 m², no loading space shall be required.
 - (iv) The maximum total gross floor area of a Retail Food Store shall not exceed 5,110 m². The gross floor area devoted to retail sales, exclusive of accessory non-food department and non-leasable floor area shall not exceed 2,277 m². Accessory non-food departments other than seasonal garden sales shall have no independent exterior access and shall be limited to a maximum of 2,323 m².
 - (v) The minimum parking requirement for all permitted uses shall be 4 spaces per 100 m².
 - (vi) A minimum front yard setback of 5.0m shall be required.
- (i)

HC-12 – 2507 County Road 5 (Ward of Sophiasburgh)

- a. The following additional uses are permitted: the display and sale of vinyl and aluminum products, windows and doors, roofing and eaves trough materials and items related to the installation of these products.

HC-13 – 1874 County Road 14 (Ward of Sophiasburgh)

- b. The following additional uses are permitted: retail commercial use, the display and sale of antique furnishings, workshop for the storage, repair and refinishing of antique furnishings that are for sale on site.

HC-14 – 14011 Loyalist Parkway (Ward of Hallowell)

- a. The following additional use is permitted: veterinary clinic, animal medical holding unit.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.4 ha

HC-15 – 13360 & 13379 Loyalist Parkway (Ward of Hallowell)

- a. Permitted uses shall be limited to the following: business and professional offices.
- b. The following additional provisions apply:
 - (i) All uses shall be serviced by municipal water supply system.

HC-16 – 1521 County Road 1 (Ward of Hallowell)

- a. The following additional use is permitted: drive-in theatre; and uses, buildings and structures that are normally incidental and accessory to the drive-in theatre.

HC-17 – 43 County Road 17 (Ward of Hallowell)

- a. Permitted uses shall be limited to the following: business and professional offices.

HC-18 – 4 Wellington Street (Ward of Bloomfield)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 579.3 m²
 - (ii) Minimum lot frontage: 9.1 m
- b. Permitted uses shall be limited to the following: clinic, eating establishment, convenient store, food store, retail store, dwelling unit in a portion of a commercial building permitted above if occupied by the owner, caretaker, watchman or other similar person employed on the lot on which such dwelling unit is located.
- c. A minimum of five (5) on-site parking spaces shall be provided in connection with the restaurant existing on the date of the passing of this By-law.

HC-19 – 471 Bloomfield Main Street (Ward of Bloomfield)

- a. The permitted uses shall be limited to the following: clinic, place of entertainment, retail establishment for the sale of motor vehicles, motor vehicle parts, boats and farm equipment, motor vehicle gasoline bar, used motor vehicle sales, motor vehicle service station, convenience store, food store, retail store, dwelling unit in a portion of a commercial building permitted above if occupied by the owner, caretaker,

watchman or other similar person employed on the lot on which such dwelling unit is located.

HC-20 – 80 Talbot Street (Ward of Bloomfield)

- a. The permitted uses shall be limited to the following: wholesale landscape business and nursery, including associated woodworking shop, administrative facilities and open storage of bulk landscape materials such as mulch, stone and sand; business/professional office including rental office space; single-detached dwelling; uses normally incidental and accessory to the foregoing.
- b. 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.
- c. An erosion and sedimentation control plan approved by the Conservation Authority shall be prepared for and maintained on the property to protect Mosquito Creek and its associated floodplain areas.
- d. The following additional provisions apply:
 - (i) A minimum 1.5 m wide landscape buffer shall be prepared and maintained along the easterly property line adjacent to any outdoor storage or parking areas.
 - (ii) Minimum lot frontage: 47.2 m

HC-21 – 647 Highway 49 (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) The location of the driveway, existing on the date of passing of this by-law, shall be permitted.
 - (ii) 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.

HC-22 – 1408 County Road 18 (Ward of Athol)

- a. The permitted uses shall be limited to the following: accessory dwelling unit, convenience store, boat rentals (but not a marina), restaurant.

HC-23 – 1040 Highway 49 (Ward of Sophiaburgh)

- a. The permitted uses shall be limited to the following: nursery and garden centre, including the outdoor display and storage of bulk landscaping materials such as topsoil, and mulch, landscaping business with associated outdoor storage of owner's heavy landscape equipment such as trucks, grader and backhoe, commercial greenhouse, storage and repair workshop, small engine repair and sales

- b. The following additional provisions apply:
- (i) The requirement of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply.
 - (ii) A minimum of six (6) parking spaces and one (1) loading space shall be provided.
 - (iii) Open storage of heavy landscape equipment is permitted in the rear yard only.
 - (iv) Minimum lot area: 1.62 ha
 - (v) Minimum frontage: 206 m
 - (vi) No buildings, structures or open storage shall be located within 15.0 m of the most southern lot line.
 - (vii) A minimum landscaping buffer of 0.3 m shall be required along the southern most lot line, and shall be planted with trees along the full extent of the property.

HC-24 – 13321 Loyalist Parkway (Ward of Hallowell)

- a. The following additional uses are permitted: automotive supply store and accessory uses, retail store.
- b. The following additional provisions apply:
- (i) Minimum interior side yard for garden-centre fencing shall be 0 m.
 - (ii) Outdoor garden-centre compound shall require no additional parking.

HC-25 – 13730 Loyalist Parkway (Ward of Hallowell)

- a. The following additional uses are permitted: microbrewery (craft brewery), including accessory retail commercial, office space and tasting areas; uses normally incidental and accessory to the foregoing.
- b. A minimum of ten (10) parking spaces (including one (1) barrier-free parking space) shall be provided on-site.
- c. 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.

HC-26 – 5567 Highway 62 (Ward of Ameliasburgh)

- a. The following additional uses are permitted: retail commercial establishment, microbrewery, and taxi depot.

HC-27 – 280 County Road 28 (Ward of Ameliasburgh)

- a. The following additional use is permitted: mini storage facility.

HC-28 – 518 County Road 8 (Ward of Hallowell) (By-law 1989-2007)

- a. The permitted uses shall be limited to the following: contractor's yard; workshop or custom workshop; farm and garden machinery sales and service establishment; antique shop; fruit and vegetable market; garden and nursery sales and supply establishment; light equipment sales and service establishment; veterinary clinic; one (1) single-detached dwelling or one (1) dwelling unit as an accessory use to any of the foregoing; home business; and uses, buildings and structures accessory to the foregoing permitted uses.

HC-29 – 13544 Loyalist Parkway (Ward of Hallowell) (By-law 2002-2007 & 2896-2011)

- a. Permitted uses shall be limited to the following:
 - (i) Building supply outlet and home furnishing sales building with a maximum gross floor area of 3616 m²
 - (ii) Outdoor fenced garden sales are with a maximum floor area of 223 m²
 - (iii) Cold storage lumber shed with a maximum gross floor area of 1487 m²
 - (iv) Outdoor fenced lumber storage area with a maximum floor area of 8100 m²
 - (v) Storage building with a maximum gross floor area of 485 m²
- b. Outdoor storage shall be prohibited in front and side yards exclusive of a fenced garden sales area and fenced lumber storage area.
- c. Site grading shall be prohibited within 15 m of the high water mark for Waring's Creek.
- d. A 30 m buffer is required along Warring's Creek that shall be comprised of native trees and shrubs.

HC-30 – 13239 Loyalist Parkway (Ward of Hallowell) (By-laws 2040-2007 & 2301-2008)

- a. The permitted uses shall be limited to the following: retail commercial establishment; business or professional office; life skills and social activities centre for persons with development disabilities; uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum lot area (municipal water and private sewage service): 0.2 ha

- (ii) Minimum number of on-site parking spaces shall be 21 (including two (2) barrier-free parking spaces).
- (iii) 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.

HC-31 – 13392 Loyalist Parkway (Ward of Hallowell) (By-law 2061-2007)

- a. Permitted uses shall be limited to:
 - (i) Contractor's yard and associated business office excluding:
 - a) open/outdoor storage of gravel, topsoil, and other construction materials; and
 - b) shop or assembly work except as expressly permitted in this by-law.
 - (ii) Wood working accessory to a landscaping contractors' yard, in an existing accessory building.
 - (iii) Accessory seasonal outdoor storage of landscaping machinery and equipment.
 - (iv) Seasonal outdoor storage and/or on site growing of perennial flowers, excluding retail sales.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 2,306 m²
 - (ii) Minimum frontage: 24.3 m

HC-32 – 2188 County Road 1 (Ward of Hallowell) (By-laws 2060-2007 & 2586-2010)

- a. Permitted uses shall be limited to the following: retail commercial establishments, including storage, showroom and accessory administrative offices; business and professional offices, and uses normally incidental and accessory to the foregoing.
- b. Minimum number of on-site parking spaces shall be 15 (including 1 barrier-free parking space).

HC-33 – 13320 Loyalist Parkway (Ward of Hallowell) (By-law 2329-2008)

- a. Permitted uses shall be limited to the following: automotive repair business; existing single detached dwelling and related accessory buildings.
- b. The following additional provisions apply:
 - (i) Maximum lot coverage: 18%

- (ii) 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.

HC-34 – 13380 Loyalist Parkway (Ward of Hallowell) (By-law 2521-2009)

- a. Permitted uses shall be limited to the following: business and professional offices, medical or dental clinic.
- b. All uses shall be serviced by municipal water supply system.

HC-35 – 460 & 462 Main Street (Ward of Wellington) (By-law 2710-2010)

- a. Permitted uses shall be limited to the following uses on full municipal services only: restaurant, including take-out; food store; light equipment sales and service establishment; brew-your-own beer and wine establishment; veterinary clinic; medical or dental clinic; business, professional or administrative office; fruit and vegetable market; retail commercial establishment; antique shop; and a dwelling unit as an accessory use to any of the permitted non-residential uses.
- b. The following additional provisions apply:
 - (i) The ground floor area of all commercial buildings shall not exceed 984.7 m²
 - (ii) A minimum of 47 lined parking spaces, including three (3) signed barrier free spaces, shall be required for the uses permitted in this Zone;
 - (iii) Minimum rear yard setback: 4.0 m
 - (iv) Minimum front yard setback: 8.19 m
 - (v) Minimum western interior side yard setback: 4.0 m
 - (vi) Outdoor storage shall not be permitted.
 - (vii) A single-detached dwelling shall not be a permitted use.
 - (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.

HC-36 – 12469 Loyalist Parkway (Ward of Hallowell) (By-law 2748-2010)

- a. Permitted uses shall be limited to the following:
 - (i) Motel, which consists of one of more than one building containing one or more than one detached accommodation units;
 - (ii) One (1) single-detached dwelling or dwelling unit as an accessory use; and
 - (iii) Uses normally incidental and accessory to the foregoing.

HC-37 – 11 Prince Edward Drive (Ward of Wellington) (By-laws 2994-2012 & 3521-2015)

- a. Permitted non-residential uses shall be limited to the following uses on full municipal services only: personal service shop, bank or financial institution, business, professional or administrative office, medical or dental clinic, veterinary clinic, day nursery, retail commercial establishment, public uses or utilities in accordance with the provisions of **Section 3.26** of this By-law, uses, buildings or structures accessory to the foregoing permitted uses, restaurant.
- b. Permitted residential uses shall be limited to the following uses on full municipal services only: a minimum of twelve (12) townhouse dwellings, an accessory dwelling unit as an accessory use to a townhouse dwelling, apartment dwelling, home business, uses, buildings and structures accessory to the foregoing permitted uses.
- c. The following additional provisions for permitted non-residential uses:
 - (i) Minimum lot frontage: 15.0 m
 - (ii) Minimum front yard: 7.5 m
 - (iii) Minimum exterior yard: 7.5 m
 - (iv) Minimum interior yard: 2.5 m
 - (v) Minimum rear yard: 7.5 m
 - (vi) Maximum height of buildings: 12.0 m
- b. The following additional provisions for permitted residential uses:
 - (i) Minimum lot area, townhouse dwelling per dwelling unit: 250 m²
 - (ii) Minimum lot area, apartment dwelling per unit: 232 m²
 - (iii) Minimum front yard, apartment dwelling: 0.09 m
 - (iv) Minimum exterior side yard, all permitted uses except an apartment dwelling: 5.0 m
 - (v) Minimum exterior side yard, apartment dwelling: 9.0 m
 - (vi) Minimum interior side yard, townhouse dwelling:
 - a) on the attached side: 0 m
 - b) on the other side: 2.5 m
 - (vii) Minimum interior side yard, apartment dwelling: 4.5 m
 - (viii) Minimum rear yard, all permitted uses except apartment dwelling: 5 m
 - (ix) Minimum rear yard, apartment dwelling: 9.0 m
 - (x) Maximum height of buildings: 15.0 m

- (xi) Minimum floor area per dwelling unit,
 - a) Apartment dwelling:
 - b) Bachelor apartment unit: 42 m²
 - c) One bedroom apartment unit: 55 m²
 - d) Two-bedroom apartment unit: 60 m²
 - e) More than two-bedroom apartment unit: 65 m²
- (xii) Maximum lot coverage (of all buildings and structures): 35%
- c. A single-detached dwelling shall not be a permitted use.
- d. 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.

HC-38 – 314 County Road 8 (Ward of Hallowell) (By-law 3559-2015)

- a. The following additional use is permitted: motor vehicle repair garage.
- b. Operations of a motor vehicle repair garage shall be limited to the 40' by 44' garage that existing on the date of the passing of this By-law.
- c. No open storage for a motor vehicle repair garage shall be permitted in the front yard.
- d. The personal use garage that existed on the date of the passing of this by-law located near the front lot line shall be accessory to the dwelling unit.

HC-39 – 23 George Wright Boulevard (Ward of Hallowell) (By-laws 4083-2017 & 159-2021)

- a. The following additional uses are permitted: personal service, business or professional office, financial institution or bank, medical or dental clinic.
- b. A maximum gross floor area of 3,000 m² for retail commercial establishment use(s) and health & personal care retail use.
- c. Up to 750 m² of aggregate gross floor area for a retail commercial use(s) shall not be subject to an individual minimum unit size floor area. Above the aggregate floor area of 750 m², retail commercial use(s) units shall have an individual minimum unit size floor area of 232 m².
- d. Food Store with a minimum of 1,000 m² and a maximum of 4,553 m² of gross floor area devoted to the food part of the building is permitted.
- e. The following additional provisions apply for permitted non-residential uses:
 - (i) Minimum Services: public water and public sanitary sewer

- (ii) Minimum front yard: 3.0 m
 - (iii) Minimum interior side yard: 4.0 m
 - (iv) Minimum Landscaped Open Space: 18%, plus enhancements along the front lot line of Loyalist Parkway and along the exterior side lot line frontage
- f. Residential dwelling units shall not be a permitted use.
 - g. Section 1.4(a) of this By-law shall apply.
 - h. Additional parking provisions shall apply: the parking requirement for a shopping centre shall be 5.25 spaces per 100 m².
 - i. 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.

HC-40 – 13300 Loyalist Parkway (Ward of Hallowell) (By-law 4083-2017 & 159-2021)

- a. The following additional uses are permitted: personal service, business or professional office, financial institution or bank, medical or dental clinic.
- b. A maximum gross floor area of 3,000 m² for retail commercial establishment use(s) and health & personal care retail use.
- c. Up to 750 m² of aggregate gross floor area for a retail commercial use(s) shall not be subject to an individual minimum unit size floor area. Above the aggregate floor area of 750 m², retail commercial use(s) units shall have an individual minimum unit size floor area of 232 m².
- d. Food Store with a minimum of 1,000 m² and a maximum of 4,553 m² of gross floor area devoted to the food part of the building is permitted.
- e. The following additional provisions apply for permitted non-residential uses:
 - (i) Minimum services: public water and public sanitary sewer.
 - (ii) Minimum front yard: 3.0 m
 - (iii) Minimum interior side yard: 4.0 m
 - (iv) Minimum Landscaped Open Space 18%, plus enhancements along the front lot line of Loyalist Parkway and along the exterior side lot line frontage
 - (v) Residential dwelling units shall not be a permitted use.
 - (vi) Section 1.4(a) of this By-law shall apply.
- f. Additional Parking Provisions shall apply: the parking requirement for a Shopping Centre shall be 5.25 spaces per 100 m².

- g. 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.

HC-41 – 13525 Loyalist Parkway (Ward of Hallowell) (By-law 15-2020)

- a. The permitted uses are restricted to the following: a maximum of two (2) residential units on the second floor of the commercial building, business, professional or administrative office.
- b. The following additional provisions apply:
- (i) “Short-term accommodation” (as that term is defined in County of Prince Edward By-law 4336-2018) is not permitted within any residential unit.
 - (ii) No building permit shall be issued until a Site Plan Control Agreement is registered on title.
- c. Without limiting or restricting the landscaping/buffering provisions to be required pursuant to the Site Plan Approval Process, a minimum 1.8 m high privacy fence shall be established and maintained along the east property boundary, except as required to accommodate vehicular or pedestrian safety.

HC-42 – 13274 Loyalist Parkway (Ward of Picton) (By-law 208-2020)

- a. The following additional use is permitted: sushi restaurant.

HC-43 – Prince Edward Square, Rossmore (Ward of Ameliasburgh)

- a. The following additional uses are permitted: business, professional or administrative office; restaurant, including a drive thru; retail commercial establishment; convenience store; food store; personal service shop; merchandise service shop; bank, trust company or other financial institution; medical or dental clinic; veterinary clinic; gasoline retail facility; motor vehicle service station; low water consumption motor vehicle washing establishment; laundromat; drive thru and/or kiosk accessory to the foregoing uses; uses accessory to the foregoing.
- b. The following additional provisions apply:
- (i) All uses shall be serviced by a piped municipal water supply.
 - (ii) The commercial uses shall be permitted on a stand-alone basis or within a commercial plaza.
 - (iii) For the purposes of calculating minimum parking space requirements, one (1) space for every 18m² of gross floor area shall be provided.
 - (iv) An accessory dwelling unit shall not be permitted.
- c. Open storage of goods and materials shall not be permitted.

9.5.5 Tourist Commercial (TC) Exception Zones

TC-1 – 5504 Long Point Road (Ward of South Marysburgh)

- a. The following additional uses are permitted: convenience store, tourist establishment, interpretive centre, commercial dive shop, food service accessory to a tourist establishment.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 100.0 m
 - (ii) Minimum front yard: 45.0 m
 - (iii) Minimum lot area: 4.0 ha
 - (iv) Interior side yard: 13.0 m

TC-2 – 5535 Long Point Road (Ward of South Marysburgh)

- a. The following additional uses are permitted:
 - (i) Tourist establishment, with a maximum of two (2) tourist cottages, suitably buffered from the Municipal road by a planting of trees;
 - (ii) A parking area, suitably buffered from the Municipal road by a planting of trees;
 - (iii) A commercial dive shop; and
 - (iv) A food service, accessory to a tourist establishment.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 700.0 m

TC-3 – 114-122 Morrison Point Road (Ward of South Marysburgh)

- a. Residential uses shall not be permitted.
- b. The following additional uses are permitted: tourist establishment only, containing a maximum of eleven (11) rental buildings, existing on the date of passing of this by-law.
- c. The following additional provisions apply:
 - (i) Minimum lot area: 2.5 ha
 - (ii) Minimum lot frontage: 55 m
 - (iii) Minimum side yard (east): 1.8 m

- d. Two (2) rental buildings and their associated septic systems, which are located within 30.48 m of the water's edge and which existed on the date of passing of this By-law are permitted.

TC-4 – 55 Lodge Lane, 61 Sunnybank Lane, 89 Treasure Cove Lane (Ward of North Marysburgh)

- a. The only permitted non-residential use is a tourist establishment

TC-5 – 217 Cemetery Lane (Ward of North Marysburgh)

- a. The only permitted non-residential use is a recreational camp.

TC-6 – 107 Cressy Bayside Road (Ward of North Marysburgh) (By-law 3884-2016)

- a. The only permitted non-residential uses are a marina and a restaurant.
- b. A bed and breakfast establishment is a permitted residential use.

TC-7 – 3091 County Road 8 (Ward of North Marysburgh)

- a. The only permitted non-residential uses shall be: tourist cabin establishment, agricultural uses consisting of orchards or vineyards.
- b. The following additional provisions shall apply:
 - (i) Minimum lot area: 1.8 ha
 - (ii) Minimum lot frontage: 180 m

TC-8 – 507 Cressy Lakeside Road (Ward of North Marysburgh)

- a. The only permitted non-residential use is a tourist inn.

TC-9 – 3414 County Road 8 (Ward of North Marysburgh)

- a. The uses permitted shall be limited to the following:
 - (i) A “camp” used on a four seasons basis rather than during only the summer months for the purposes of recreation, conservation, and/or education, and which may include administrative offices and temporary, overnight sleeping accommodations, shall be the principle permitted use.
 - (ii) A resort, a cabin establishment, and a cottage establishment may also be permitted as accessory uses to the principle permitted use of the lands as a four season recreation/education camp.
- b. The following additional provisions apply:

- (i) A minimum setback of 15.24 m shall be maintained between the top or toe of the escarpment and the nearest portion of any building or structure.
 - (ii) A minimum setback of 23.0 m shall be maintained between the high-water mark of Lake Ontario and the nearest portion of any building or structure, with the exception of docks, boathouses or shoreline works that have been approved by the Conservation Authority and the County.
 - (iii) Minimum side yard: 7.0 m
- c. Detailed site plan(s) and supporting documentation pursuant to the Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and the policies of the Official Plan shall be submitted to and approved by the County prior to development or redevelopment of lands.

TC-10 – 51-65 County Road 8 (Ward of North Marysburgh)

- a. The following additional uses are permitted: marina with docking facilities and accessory uses thereto including a clubhouse and offices.
- b. The following additional provisions apply:
 - (i) Minimum lot area shall be 0.2 ha.
 - (ii) Where a rear yard and/or interior side yard abuts a navigable body of water, then such rear yard and/or interior side yard may be reduced to 0 m.
 - (iii) The minimum front yard for the 1.5 storey structure shall be 0 m.
 - (iv) Minimum front yard, one-storey structure shall be 1.5 m.
 - (v) Minimum interior side yard, one-storey structure existing on the date of passing of this by-law shall be 4.5 m.
 - (vi) Minimum rear yard, one (1) and 1.5 storey structures existing on the date of passing of this by-law shall be 6.0 m.
 - (vii) Minimum setback from the centre line of a County Road for existing buildings shall be 8.1 m.

TC-11 – 9 Lands End Lane (Ward of North Marysburgh)

- a. The following additional uses are permitted:
 - (i) Woodworking shop, which for the purposes of this by-law shall be defined as a building or structure in which carpentry is carried on.
 - (ii) Marine Repair Service, which for the purposes of this by-law shall be defined as a building or structure in which the repair and construction of boats is carried on.

- (iii) Open Storage, subject to the following provisions:
 - a) All open storage shall be accessory to the use of the workshop on the lot.
 - b) All open storage use shall be concealed from all abutting rights-of-way and water bodies and from adjacent seasonal residential uses by a fence, wall or similar structure.
 - c) Maximum lot coverage of open space: 5%
- (iv) Single-detached dwelling
- (v) Mobile home dwelling
- b. Access shall be provided by the private right-of-way which abuts the property to the south.

TC-12 – 2321 County Road 7 (Ward of North Marysburgh)

- a. No development shall be permitted below the flood line or within 30.0 m of the high-water mark whichever is greater, except a boat house, pump house or a dock provided such accessory buildings or structures are located no closer than 3.0 m to the side lot line or its projection.
- b. Access shall be by private right-of-way which abuts the property to the south and which permits access to County Road 7.
- c. For purposes of this by-law, the front lot line shall be deemed to be the southerly boundary line of the property.
- d. No development shall be permitted within 15.0 m of the lower bluff that drops to the escarpment.
- e. The number of cottages and/or dwelling units on the property shall be limited to three.

TC-13 – 264 County Road 7 (Ward of North Marysburgh)

- a. The permitted uses shall be restricted to the following: motel; tourist cabin establishment; restaurant; and a single detached dwelling or dwelling unit only if occupied by the owner, caretaker, watchman or other similar person, and his family, if such other person is employed on the lot on which the single detached dwelling is located.
- b. An unenclosed deck to be used in conjunction with the restaurant may project into the required interior side yard but shall not be closer than 0.5 m to any lot line and shall not be more than 1.85 m above average grade.

**TC-14-H – 41 Willow Lane, Part of Lots 11 and 12, Concessions 1 South Side of East Lake
(Ward of Athol)**

- a. The following additional uses shall be permitted:
 - (i) A tourist establishment consisting of a maximum of 11 tourist cabins
 - (ii) A motel with a maximum of 12 guest rooms
 - (iii) Un-motorized water craft rentals to overnight guests
 - (iv) Dry storage in an existing barn
 - (v) Accessory uses for overnight guests including a club house, boat launch, boat docks, pools, bar, and washrooms
- b. A mobile restaurant and day use guests are not permitted.
- c. The following additional provisions apply:
 - (i) Minimum lot frontage of 28.0 m (91.8 ft) along a private right-of-way
 - (ii) Minimum front yard of the storage barn existing at the date of passing of this by-law shall be 10.9 m
 - (iii) Minimum easterly interior side yard of the storage barn existing at the date of passing of this by-law shall be 3.0 m
 - (iv) Minimum easterly interior side yard of the building to be used for an office and washroom, existing at the date of passing of this by-law shall be 4.0 m.
 - (v) A minimum easterly interior side yard setback of 2.3 m and a setback from the water's edge of 11.0 m for an existing tourist cabin.
- d. The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, shall apply.
- e. A By-law shall not be enacted to remove the "Holding" (-H) symbol until such time as:
 - (i) The on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP).
 - (ii) Upon removal of the "Holding" (-H) symbol by Council, the uses and zone provisions of the Zone shall apply.

TC-15 – Reserved for future use.**TC-16-H – 14018 Loyalist Parkway & 395 County Road 1 (Ward of Hallowell)**

- a. Permitted non-residential uses shall be limited to the following: restaurant, lodge, meeting facilities, cooking school, accessory recreational, leisure facilities including but not limited to a swimming pool, hot tub, jacuzzi, sauna and activities room, winery.
- b. For the purposes of this By-law the three (3) separate conveyable lots within the TC-16 Zone and/or the TC-16-H Zone, totaling approximately 14.4 ha of land are considered one (1) lot.
- c. The following additional provisions apply:
 - (i) Required side and rear yard setbacks are exempted save and except for along those lot lines abutting parcels not zoned TC-16 or TC-16-H.
 - (ii) Minimum lot area: 13.3 ha
 - (iii) iii. Minimum front yard: 30.0 m
- d. Building, structure or septic system, including weeping tiles, shall be located within 15 m of the high-water mark for the intermittent water course traversing.
- e. No alteration to an existing building or structure or no new building or structure shall be erected until the County is provided with a current Certificate of Approval, amended if necessary, from the Ministry of Environment, Conservation and Parks (MECP) or its successor for all required private sewage works. Alternatively, if a municipal sewage service is available adjacent to the lands, hook up shall be required prior to the issuance of a building permit.
- f. Prior to the removal of the “Holding” (H) symbol, no person shall erect any building or structure for any purpose or shall use any lot or alter any building or structure for any purpose except for the following uses:
 - (i) Agricultural use;
 - (ii) Private sewage works, including tile bed areas; and
 - (iii) Parking areas.

TC-17 – 10 Richardson Road & 13 Kimball Lane (Ward of Sophiasburgh)

- a. The following additional use is permitted: maximum of three (3) camping sites for travel trailers.

TC-18 – 2856 Highway 62 (Ward of Sophiasburgh)

- a. Permitted non-residential uses shall be limited to the following: restaurant, miniature golf course, golf driving range, food and confectionary sales as an accessory use to the above permitted uses.
- b. Minimum lot area: 8.0 ha

TC-19 – 388 North Big Island Road (Ward of Sophiasburgh)

- a. Permitted non-residential uses shall be limited to eight (8) tourist cabins.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.6 ha
 - (ii) Minimum front yard: 4.27 m
 - (iii) Minimum setback from street centre line: 12.0 m
 - (iv) Minimum side yard: 2.6 m

TC-20 – 857, 858 Bakker Road (Ward of Hillier)

- a. The following additional provisions apply:
 - (i) A marina is not a permitted use.
 - (ii) No building or structure shall be located within 30 m of an EP-W-2 Zone.
 - (iii) No building or structure related to the sewage disposal system including tile fields, pumping systems, or distribution systems shall be located within 15.0 m of an EP-W Zone.
 - (iv) A planting strip a minimum 5 m in width shall be provided along the easterly lot line, south of Bakker Road.
 - (v) The lands shall be serviced by a centralized septic system with a capacity not to exceed 68,250 litres per day. The uses on the lot shall not exceed the capacity of the septic system as approved by the Health Unit nor of the communal water system as approved by the Ministry of Environment, Conservation, and Parks (MECP). However, in addition to the uses serviced by the communal septic system, an accessory dwelling and up to 18 rental cabins may be connected to the Class 4 septic beds. The communal water system and the communal septic system shall be operated in accordance with all applicable permits and regulations of the Health Unit and the MECP, or its successor.
 - (vi) The number of camping lots shall not exceed 135.

- (vii) Any and all development shall proceed in accordance with: “Huyck’s Bay Recreational Development Impact Assessment” dated December 1998; and shall operate in accordance with a Management Plan; both approved by the Conservation Authority.

TC-21 – 794 County Road 18 (Ward of Athol)

- a. The following additional provisions apply:
 - (i) The only permitted uses in this zone shall be the two (2) tourist cottages as they existed on the date of passing of this by-law.
 - (ii) Access to the lot may be provided by a private right-of-way from County Road 18.
 - (iii) The minimum frontage on a private right of way shall be 45.0 m.
 - (iv) The minimum water frontage shall be 40.0 m.

TC-22 – 1768 County Road 17 (Ward of South Marysburgh) (By-laws 3709-2016 & 3708-2019)

- a. Permitted uses shall be limited to:
 - (i) A lodge containing a maximum of nine (9) guest rooms located in the existing dwelling and coach house.
 - (ii) One (1) accessory guest room located in a separate structure.
 - (iii) One (1) accessory residential unit for the owner/operator of the tourist establishment located in the existing dwelling.
 - (iv) A dining room accessory to the Tourist Lodge for the use of overnight guests residing at the Lodge or for the purpose of privately catered rental functions.
 - (v) Restaurant use in the dining room which is accessory to the Tourist Lodge.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.5 ha
 - (ii) Minimum front yard depth: 6.79 m
 - (iii) Minimum rear yard depth: 1.5 m
 - (iv) Minimum side yard width: 5.93 m
- c. No building or septic tank system, including weeping tiles, shall be located within 6.5 m of a flood plain.

- d. That overflow parking for the permitted uses in the this Zone shall be on the OS-11 Zone.
- e. Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, shall apply to any development on this property.

TC-23 – 1391 Wesley Acres Road (Ward of Hallowell)

- a. The only permitted use shall be: a seasonal camp complex providing accommodations, dining and recreational facilities for a maximum of 125 campers and uses accessory thereto, including a maintenance building with outdoor storage area and associated water and sewage servicing facilities and uses normally ancillary thereto.
- b. The following additional provisions apply:
 - (i) All development, including buildings and structures, will be setback a minimum of 40.0 m from the boundary of the Provincially Significant Wetland and West Lake.
 - (ii) Minimum setback between buildings with openings to habitable rooms shall be 8.0 m.
 - (iii) 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-41. A Site Plan Agreement shall be entered into prior to any development of the site, including any component of the sewage system.

TC-24 – Camp Trillium, Garrett’s Island (Ward of Hallowell)

- a. The only permitted use shall be a recreational camp operated by a charitable corporation approved under the Charitable Institutions Act, R.S.O. 1990, as amended, including all necessary buildings and structures.

TC-25 – 467 County Road 19 (Ward of Ameliasburgh)

- a. The permitted uses shall be limited to the following: recreational camp; and one (1) single-detached dwelling for a caretaker / watchman.

TC-26 – 556 County Road 18, Conway’s Echo Bay (Ward of Athol)

- a. The permitted uses shall be limited to the following: single-detached dwelling, a maximum of three (3) tourist cottages/cabins,
- b. Access to the lot may be provided by a private right-of-way from County Road 18.

TC-27 – Part of Lots 5 & 6, Concession Waupoos Island (Ward of North Marysburgh) (By-law 2153-2008)

- a. A not-for-profit as well a commercial (for-profit) recreational camp shall be the only permitted use.
- b. A resort establishment is not a permitted use.
- c. No additions or enlargements to any existing buildings or structures, or no new buildings or structures, shall be erected until the County is provided with a current Certificate of Approval from the Ministry of Environment or its successor, or confirmation that a Certificate of Approval is not required, to the satisfaction of the Chief Building Official, for all required private sewage works.
- d. Access to the lot shall be provided by Waupoos Island Lane, a specially designated seasonal unmaintained road allowance, described in County Policy RD 710 A – Waupoos Island Seasonal Road Policy. Regular maintenance of Waupoos Island Lane will not be provided. There is no commitment or requirement by the municipality to assume year round maintenance of the road and levels of service provided to the lots may be limited or reduced, including the level of emergency service. There is no commitment or requirement by the municipality to provide for public ferry service and/or transportation to/from the mainland.
- e. Owners of lands zoned TC-27 shall be solely responsible for obtaining and providing adequate off-site mainland parking for their holding. There shall be no commitment or cost incurred by the Corporation of the County of Prince Edward to provide mainland parking.
- f. On-site parking for patrons of the recreational camp use shall not be permitted.
- g. The requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, related to Site Plan Control shall apply to the lands zoned TC-46.

TC-28 – 258 County Road 18 (Ward of Athol) (By-law 2477-2009)

- a. The following additional provisions apply:
 - (i) Minimum Lot Frontage: 10.7 m
 - (ii) The permitted uses shall be limited to an all season Tourist Establishment consisting of a maximum of five (5) two-bedroom tourist cottages with a maximum floor area of 120.2 m² and an accessory building, limited to a detached storage garage with a maximum floor area of 80.3 m², only.
 - (iii) An accessory dwelling house/unit shall not be permitted.

- (iv) The launching and/or removal of motorized watercraft from the subject lands is prohibited.
- (v) The Zone shall be defined as a “Type A” land use for the purpose of calculating Minimum Distance Separation 2 (MDS 2) formula for any expansion of the 362 m² livestock barn existing as of the date of the passing of this by-law, located at 287 County Road No. 18, owned by D. Miller.
- (vi) The Zone shall be defined as a “Type B” land use for the purpose of calculating Minimum Distance Separation 2 (MDS 2) formula for the construction of any new, or expansion of any existing, livestock barn and/or manure storage on adjacent lands.
- (vii) All tourist cottages shall be a minimum of 150.0 m from the nearest portion of the County Road No.18 road allowance.
- (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.

TC-29 – 2274 County Road 1 (Ward of Athol) (By-law 2221-2008)

- a. The permitted uses shall be limited to the following: art gallery; winery; tourist establishment; retail commercial establishment accessory and secondary to the foregoing uses; vineyard; farm produce retail outlet; agriculture; one (1) accessory farm accommodation; and uses that are normally incidental, subordinate and accessory to the main permitted uses.
- b. The following provisions shall specifically apply to a tourist establishment use:
 - (i) The maximum number of overnight guest accommodation units permitted shall be 20 units;
 - (ii) Maximum building height: 10.7 m
 - (iii) Minimum rear yard: 183 m
 - (iv) Minimum 4.5 m wide landscaped buffer area containing a combination of evergreen trees and/or shrubs shall be provided and maintained in the area to the north of the tourist establishment use so as to produce a visual screen at least 1.8 m in height at maturity.
- c. A maximum of 80 persons permitted for any event in an art gallery.
- d. A maximum of two (2) migrant workers permitted in an accessory farm accommodation.
- e. 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.

TC-30-H – 1527 & 1533 Highway 62 (Ward of Hallowell) (By-law 2221-2008)

- a. No person shall erect any buildings or structure for any purpose or shall use any lot or alter any building or structure except for the following permitted uses: uses, building and structures existing on the date of passing of this by-law; and one (1) sign in accordance with the County's sign by-law, as amended.
- b. A by-law shall not be enacted to delete the 'H' symbol on part(s) or all of the lands zoned TC-30-H until such time as:
 - (i) The appropriate remediation actions are taken and confirmation of the same be provided, to rehabilitate the subject property, to the satisfaction of the Chief Building Official; and
 - (ii) That a Record of Site Condition is submitted to the Ministry of the Environment, to the satisfaction of the Chief Building Official.
 - (iii) Upon the deletion by Council of the 'H' symbol suffixed to the Zone, the uses and zone provisions shall apply to the lands.

TC-31 – 10 Chapel Street (Ward of Picton) (By-law 2248-2008)

- a. The permitted uses shall be limited to the following: tourist inn with a maximum of seven (7) guest accommodation rooms; one (1) dwelling unit within the existing building as an accessory use to the foregoing; home business; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1,600 m²
 - (ii) Minimum lot frontage: 10.67 m
 - (iii) Minimum number of on-site parking spaces: 8 (including one (1) barrier-free parking space).
 - (iv) Minimum distance of parking area/spaces from street line shall be 1.5 m.
 - (v) 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.
 - (vi) Maximum number of on-site parking spaces: 8 (including one (1) barrier-free parking space).

TC-32 – 1 South Side East Lake (Ward of Athol) (By-law 2426-2009)

- a. The permitted uses shall be limited to the following:

- (i) Tourist establishment consisting of 237 tourist cottages and associated recreational facilities and visitor services;
 - (ii) Retail store with maximum of floor area of 385 m²;
 - (iii) Restaurant with a maximum of 100 seats;
 - (iv) One (1) single-detached dwelling unit for an on-site caretaker; and
 - (v) Uses buildings and structures normally incidental and accessory to the foregoing including wastewater treatment facilities ancillary.
- b. The tourist establishment shall operate on a seasonal basis for seven (7) months, from April 1 to October 31, annually, only.
- c. The following additional provisions apply:
- (i) Minimum lot area: 25.5 ha
 - (ii) Minimum front yard setback: 24.0 m
 - (iii) Minimum interior side yard setback (north of wetlands): 15.0 m
 - (iv) Maximum lot coverage: 10%
 - (v) Maximum floor area of tourist cottage: 75.0 m²
 - (vi) Maximum building height of tourist cottage: 6.0 m
 - (vii) The minimum number of on-site parking spaces shall be 526 spaces, including 17 barrier-free parking spaces.
- d. **Section 3.32** of this By-law shall not apply from the Closed Landfill Site located on Part of Lot 9, Concession 1 South Side of East Lake.
- e. 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.

TC-33 – 734 County Highway 49 (Ward of Hallowell) (By-law 2843-2009)

- a. The permitted uses shall be limited to the following: golf course, golf driving range, miniature golf course, public or private park or open space, conservation and sustainable resource management uses, any use, building or structure accessory to a permitted use including recreational facilities, convenience store and restaurant, and one (1) single-detached dwelling or one dwelling unit as an accessory use to any of the foregoing permitted non-residential uses.

TC-34-H – Part of Lots 10, 188, 191, 195, 196, 196B & 197, Plan 8 (Ward of Wellington) (By-law 3029-2012)

- a. The permitted uses shall be limited to the following: golf course club house, including parking and accessory uses such as tennis courts, fitness area, outdoor patio and a pool; accessory retail commercial establishment; restaurant; banquet hall; maximum of ten (10) guest suites, which may be located in a separate building; sales or professional office; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 3 m
- c. 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.
- d. No development on these lands shall take place until such time as the “Holding” (H) symbol has been remained by amendment to this By-law in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted on the lands zoned R2-4-H, R3-26-H, R3-27-H, R3-28-H, TC-34-H, and OS-8-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.
- e. A by-law to remove the “Holding” (H) symbol shall be considered by County 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.

TC-35 – 275 County Road 7 (Ward of North Marysburgh) (By-law 3153-2012)

- a. The permitted uses shall be limited to the following: a seasonally operated restaurant (Brasserie) with a total maximum of 75 seats including both interior and exterior (patio) seating; and uses normally ancillary and accessory to the foregoing.
- b. A minimum of nine (9) parking spaces including one barrier-free parking space shall be provided for the exclusive use of the Brasserie restaurant patrons. This parking requirement can be met by the provision of a minimum of 8 parking spaces off-site. A minimum of one barrier-free parking space shall be provided on-site.
- c. The following additional provisions apply:
 - (i) Minimum lot area: 0.30 ha

- (ii) Minimum lot frontage: 50.0 m
- d. The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, shall apply.

TC-36-H – 28 Fairfield Street (Ward of Picton) (By-law 4542-2019)

- a. The following definitions apply:
 - (i) “Boat house” means building or structure which is designed or used for the sheltering of a boat, watercraft, or other form of water transportation located on a lot with access and frontage on a water body and must include an opening of an appropriate size to accommodate a boat and have a means of accessing the water, either by direct water access or by mechanical means. The boat house may include a second storey for purposes of a tourist cottage unit or accessory storage.
- b. The existing second storey of the existing boat house shall be permitted a change of use from a storage area to a maximum of one (2) tourist cottage.
- c. Required parking of a maximum of two (2) parking spaces is permitted to be located off-site at the parking lot located at #0 Fairfield Street.
- d. Existing uses are permitted prior to removal of the H symbol. Prior to the removal of the Holding (H) symbol, the following shall be addressed:
 - (i) A servicing design for sanitary sewer and water to the satisfaction of the Director of Development Services.
 - (ii) Confirmation from the Chief Building Official that Ontario Building Code provisions are met and from the Fire Chief that all applicable Fire Code provisions are met.
 - (iii) A Site Plan Control Agreement has been entered into and executed.

TC-37-H – 5738 County Road 1 (Ward of Hillier) (By-law 4624-2019)

- a. The following additional uses shall be permitted:
 - (i) Maximum of 10 Tourist cabins;
 - a) Maximum gross floor area of 22 m² for each cabin
 - b) Maximum Height shall be limited to 5.0 m
 - (ii) Brewery with a maximum gross floor area of 93 m²
 - (iii) Smoke House Restaurant with a maximum gross floor area of 186 m²
- b. The following additional provisions apply:

- (i) Minimum setback requirements of all new buildings and open space recreational uses from the existing livestock facility shall be 233 m.
 - (ii) All Structures to be located a minimum of 50 m from all wetlands on and adjacent to the subject property, including the Lake Consecon Provincially Significant Wetland.
 - (iii) Minimum setback for all new buildings from the western lot line shall be 55.6 m.
 - (iv) All Structures to be located outside the flood elevation of Consecon Lake.
 - (v) All outdoor special events shall conform to **Section 3.30 Small-Scale Special Events** of this By-law, as amended.
- c. A by-law to remove the "Holding (h)" Symbol shall be considered by Council only upon completion of the following:
- (i) An updated Environmental Impact Study that further assesses species at risk, fish habitat, and wildlife habitat on and adjacent to the subject lands. This study should an updated Environmental Impact Study that further assesses species at risk, fish habitat, and wildlife habitat on and adjacent to the subject lands. This study should provide appropriate mitigation measures to ensure the design and location of the proposed development, including boardwalks and docking, will meet provincial policy and legislation (e.g., Endangered Species Act) requirements.
 - (ii) All archaeological assessments required as per provincial policy and legislation, including at minimum a Stage 2 Assessment, and potentially a Stage 3 and Stage 4.
 - (iii) An elevation survey delineating the boundary of the Consecon Lake Floodplain, to ensure all buildings are located outside of the floodplain as per provincial policy;
 - (iv) A Site Plan Control Agreement has been entered into to address lot grading and drainage, stormwater management, commercial access, servicing, life safety plan, environmental mitigation measures, sediment and erosion controls, permitting (such as Endangered Species Act, Environmental Compliance Approvals), etc.

TC-38-H1/H2 – Part of Lot 30, Concession 3 County Road 33 (Ward of Hillier) (By-law 164-2022)

- a. The permitted uses shall be limited to the following: agricultural uses; winery; farm produce retail outlet; resort establishment; hotel; spa and café; vineyards and other

agricultural uses; uses that are normally incidental, subordinate and accessory to the main permitted uses; conservation uses; accessory farm uses.

- b. The following definitions apply:
- (i) “Spa” means a premises open to the general public which provides facilities for wellness, fitness, relaxation, and contemplation, and which services may include but is not limited to: massage therapy, swimming pools (indoor and outdoor), saunas or steam rooms, personal services related to grooming and fitness or recreation.
 - (ii) “Yard, Front” shall mean the yard abutting the western property boundary.
- c. The following provisions shall apply specifically to the resort establishment and spa uses:
- (i) The minimum front yard setback shall be 8 metres
 - (ii) The maximum number of overnight guest hotel accommodation units shall be:
 - a) Within Phase 1: 74 Units
 - b) Within Phases 1 & 2: 148 Units in total
 - (iii) The maximum gross floor area shall be:
 - a) For the Winery: 1,500 m²
 - b) For the Spa: 800 m²
 - c) For all hotel accommodation units: 6,000 m²
 - (iv) The minimum building setbacks and minimum distance between any buildings shall be 5.5 m.
 - (v) The maximum lot coverage for all uses shall be 5% of the total land holding as outlined by the heavy black line on Schedule '1' to this by-law.
 - (vi) A minimum landscape buffer of 7.0 m shall be required between any parking or outdoor amenity area and a property line.
 - (vii) The maximum height of buildings shall be:
 - a) For a building containing an overnight guest hotel accommodation unit: 6.0 m
 - b) For a building containing a restaurant and conference/event facility: 12.0 m
 - c) For an administration or use providing a supporting function to a permitted use on the lands: 8.0 m

- d) For a building containing a spa and related uses: 12.0 m
- b. 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.
- c. By-laws to remove the "Holding (H1)" symbol shall be considered only upon completion of the following:
 - (i) That a Site Plan Control Agreement is entered into with the County of Prince Edward and that a report demonstrating there is a suitable water quantity and quality to accommodate the extent of uses, which may not exceed 74 overnight guest hotel accommodations, is approved by the County of Prince Edward and associated review agencies.
- d. By-laws to remove the "Holding (H2)" symbol shall be considered only upon completion of the following:
 - (i) That a Site Plan Control Agreement is entered into with the County of Prince Edward and that a report demonstrating there is a suitable water quantity and quality to accommodate the extent of uses, which may not exceed 148 overnight guest hotel accommodations, is approved by the County of Prince Edward and associated review agencies.
- e. Notwithstanding **Section 3.31 Special Setback Provisions** to the contrary, buildings and structures shall not be subject to a minimum setback requirement from floodplain and/or watercourses.

TC-39 – 2353 County Road 7 (Ward of North Marysburgh) (By-law 08-2024)

- a. The permitted uses shall be limited to the following: resort establishment; hotel; spa and cafe; assembly hall; special event venue; conservation uses; uses that are normally incidental, subordinate and accessory to the main permitted uses.
- b. The following definitions apply:
 - (i) "Resort Establishment" means an establishment that operates throughout all or part of the year, that includes guest accommodation in the form of nineteen (19) tourist cabins and twelve (12) motel rooms, has facilities for serving meals including indoor/outdoor dining facilities, and may include facilities such as conference facilities and meeting rooms and swimming pools, saunas, spas, tennis courts and other similar recreational activities, but shall not include a golf course.
 - (ii) "Spa" means a premise open to the general public which provides facilities for wellness, fitness, relaxation, and contemplation, which services may include, but is not limited to: massage therapy, swimming pools (indoor or

outdoor), saunas or steam rooms, personal services related to grooming, and fitness and recreation.

- (iii) “Special Event Venue” means a venue for hosting activities such as weddings, birthdays, corporate gatherings or retreats, where the activities do not contravene other municipal by—laws”.
 - (iv) “Day Uses” means activities on—site that are available to visitors who are not overnight guests. A limit of 20 visitors per day will be permitted, subject to the site not exceeding a total capacity of 150 people. Use of the spa, assembly hall, or special event venue are not deemed to be day uses.
- c. Weddings shall be limited to a maximum of 10 per year.
 - d. Notwithstanding any provisions to the contrary, the following provisions shall specifically apply to the resort establishment and spa uses:
 - (i) The maximum gross floor area shall be:
 - a) Tourist cabins: 121 m² per cabin.
 - b) Motel rooms: 37 m² per room.
 - c) Spa: 90 m².
 - e. The maximum number of guests at an event in the Assembly Hall or Special Event Venue shall be 100 persons.
 - f. The minimum parking shall be:
 - (i) Tourist cabin or motel room: 1 space per bedroom.
 - (ii) Assembly hall: 1 space for 9 m² of gross floor area or portion thereof.
 - (iii) Special event avenue: no additional parking is required.
 - (iv) Spa: No additional parking is required.
 - g. A minimum setback of 15.0 m shall apply from the crest of the inland slope.
 - h. A minimum setback of 85.0 m shall apply from the western property line to the edge of the driveway.
 - i. A minimum front yard setback of 70.0 m shall apply.
 - j. No development shall be permitted below the flood line or within 30.0 m of the high-water mark, whichever is greater, with the exception of existing and removable buildings and structures, in accordance with the following provisions:
 - (i) The permitted uses are limited to the following:
 - a) Existing buildings and structures.

- b) Replacement of or addition to existing buildings and structures, providing that the floor area of the building or structure does not increase by more than 30%.
- c) Removable structures such as decks, stairs, ramps, and floating docks.
 - (ii) The minimum side yard setback for all buildings and structures is 30.0 m.
 - (iii) The minimum side yard setback for existing buildings and structures is the existing setback as of 19 December 2023. Nothing in this by-law prevents replacements of or additions to existing buildings and structures as long as the existing setback is not further reduced.
 - (iv) The maximum linear width of all structures abutting the shoreline shall cumulatively not exceed 40.0 m, measured parallel to the shoreline.

TC-40-H – 15841 Loyalist Parkway (Ward of Hallowell) (By-law 101-2023)

- a. Permitted non-residential uses shall be limited to the following: tourist establishment consisting of a maximum of 18 tourist cabins and/or tourist cottages; resort establishment; spa; event venue.
- b. The following additional provisions apply:
 - (i) Minimum lot area 1.9 ha
 - (ii) Minimum easterly interior side yard setback of 1.9 metres for the existing patio and gazebo.
 - (iii) A maximum capacity of 248 people shall be on site.
 - (iv) A minimum of 62 parking spaces shall be provided on site.
- c. A By-law shall not be enacted to remove the "Holding" (H) symbol until such time as:
 - (i) The on-site water supply system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP). or proof of effective sustainable water treatment has been provided to the satisfaction of Hastings Prince Edward Health.
 - (ii) The on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP).
- d. Upon removal of the "Holding" (H) symbol by Council, the uses and zone provisions shall apply."

e. The following definitions apply:

- (i) "Spa" means a premise open to the general public which provides for wellness, fitness, relaxation, and contemplation, which services may include, but are not limited to: massage therapy, swimming pools (indoor or outdoor), saunas or steam rooms, personal services related to grooming, and fitness and recreation.
- (ii) "Event venue" means a premises proposed for hosting activities such as weddings, birthdays, corporate gatherings or retreats, where the activities do not contravene other municipal by-laws.

TC-41 – 344 Salmon Point Road (Ward of Athol)

- a. The only permitted use shall be a dance hall and uses accessory thereto.

TC-42 – 151 Wellington Main Street, Lot 159, Plan 8 (Ward of Wellington)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 1,800 m²
 - (ii) Minimum lot frontage: 30 m
 - (iii) Minimum front yard: 7.6 m
 - (iv) Minimum exterior side yard: 1.8 m

TC-43 – Part Lot 2 Concession 1 Military Tract Part Point M or Gibsons Point Part 1 47R7639 (Ward of Bloomfield/Hallowell)

- a. The permitted uses shall be limited to the following:
 - (i) Private Camp
 - (ii) Uses that are normally incidental, subordinate and accessory to the main permitted uses.
 - (iii) A swimming pool and seasonal stable shall be permitted as accessory uses.
 - (iv) Shade structures shall be permitted on docks / decks within 15 metres of the regulatory flood plain, subject to approval from the Quinte Conservation Authority.
- b. For the purposes of this By-law, a "Private Camp" shall mean: "an establishment operated by a religious or private organization that provides reserved accommodation in the form of cabins, rooms or campsites, which is not open to the travelling public, and has centralized facilities for dining, conference rooms, private events and recreation, and provides recreational, religious or educational programs.

- c. MDS setbacks shall apply to all land uses associated with the Camp. MDS setbacks for Type B uses shall apply to the main lodge, accommodation, We and the medical facility. Type A land uses shall include: a Riding Stable, Greenhouses, and Maintenance Facilities.
- d. Minimum lot frontage: 9 m
- e. Maximum height of buildings: 12 m
- f. There shall be no minimum parking requirement.
- g. Maximum parking requirement: 300 spaces
- h. A swimming pool and seasonal stable shall be permitted as accessory uses.
- i. Shade structures shall be permitted on docks / decks within 15 m of the regulatory flood plain, subject to approval from the Quinte Conservation Authority.
- j. 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-43.
- k. All other provisions of the TC Zone and this By-law, as amended, shall apply to the lands zoned TC-43.

9.5.6 Trailer Park Commercial (TPC) Exception Zones

TPC-1 – 237 Salmon Point Road (Ward of Athol)

- a. The following additional provisions shall apply:
 - (i) Minimum area of each tourist camp site: 279 m²
 - (ii) Maximum number of tourist camp sites: 425
 - (iii) Minimum front yard setback for all uses, buildings and structures, except for the existing tennis courts: 488 m
 - (iv) The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O., 1990, c.P.13, as amended, shall apply. A Site Plan Agreement shall be entered into prior to the development of any new trailer sites.

TPC-2 – 237 Salmon Point Road (Ward of Athol) (By-law 3152-2012)

- a. The following additional uses are permitted: travel trailer park with a maximum number of 194 trailer sites; nine (9) hole golf course; golf driving range; marina/marine facilities, which may include the following uses among others: docking facilities and boat launch ramp; restaurant; comfort station; and uses that are normally incidental and accessory to the foregoing uses.

- b. Minimum Lot Frontage: nil.
- c. Lands are contiguous with the Quinte's Isle Campark establishment and gain vehicular access through the TPC-1 Zone abutting to the north at 237 Salmon Point Road, a publicly maintained and assumed year-round road.
- d. Minimum Rear Yard/Lake Ontario Setback
 - (i) A minimum 15.0 m setback from an elevation of 76.3 m GSC (Lake Ontario 1:100 year flood elevation plus wave uprush) or 30.0 m setback from the high-water mark of Lake Ontario, whichever is greater, to the nearest portion of any building or structure, with the exception of unenclosed decks, driveways, boathouses, docks, shore wells, or other marine facilities that have been approved by the Conservation Authority and the County.
- e. The following additional provisions apply:
 - (i) Minimum site area: 279 m²
 - (ii) Minimum site frontage: 12.2 m
 - (iii) Maximum site coverage: 40%
- f. 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.

TPC-3-H1/H2 – Part Lots 18, 19, 20, 21, South Side of East Lake (Ward of Athol) (By-law 63-2021)

- a. A recreational vehicle trailer park with a maximum of 337 seasonal park model trailers, together with related accessory uses, buildings or structures, including recreational facilities, shall be permitted.
- b. "Seasonal is defined as occupancy of the park model trailers between May and November only.
- c. Lands are contiguous to the Quinte's Isle Campark establishment at 237 Salmon Point Road through the lands zoned TPC-12 and TPC-1. The trailer park existing will share portable water supply and recreational facilities and amenities with Quinte's Isle Campark.
- d. Minimum Setback from Lake Ontario: All development will be setback a horizontal distance which is the greater of 15.0 m from the Lake Ontario 1:100 year flood level, including the wave uprush limit, or 30.0 m from the high-water mark.
- e. Buildings or structures will not be permitted closer than a horizontal distance of 15.0 m from any EP Zone. Within the 15.0 m setback, a naturalized vegetated buffer will be established and maintained, save and except one (1) driveway crossing shall be permitted.

- f. The following additional provisions apply:
- (i) Minimum trailer site frontage: 12.1 metres
 - (ii) Minimum setback from Welbanks Road: 30 metres
 - (iii) Maximum trailer site coverage: 40%
- g. The requirements of Section 41 of the Planning Act as amended relating to Site Plan Control shall apply.
- h. A By-law shall not be enacted to remove the "Holding 1" (H1) symbol until such a time as:
- (i) A Site Plan has been approved and a Site Plan Agreement has been executed and registered on title of the lands. The Agreement shall address, among other things:
 - a) The establishment and maintenance of natural shoreline and wetland buffer areas in accordance with the recommendations of the Environmental Impact Study prepared by Beacon Environmental, dated May 2020;
 - b) Mitigation measures to guide the implementation of the Site Plan as outlined in the EIS by Beacon Environmental to protect the site during and after construction to ensure compliance with Species at Risk Act and all other applicable environmental legislation;
 - c) Land is deeded to the Municipality for the Welbank Road allowance; and
 - d) The developer upgrades Welbanks Road to municipal standards a distance of 870.0 m.
 - (ii) All approvals have been received by Quinte Conservation Authority under its regulations.
 - (iii) Providing to the Municipality a copy of the current Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks for all required private sewage works; and
 - (iv) Prior to removing the (H1) symbol, no person shall erect any building or structure for any purpose and the only permitted uses shall be agricultural, conservation and open space uses.
- i. A By-law shall not be enacted to remove the "Holding 2" (H2) symbol until such a time as:

- (i) A Site Plan has been approved and a Site Plan Agreement has been executed and registered on title of the lands. The Agreement shall address, among other things:
 - a) The establishment and maintenance of natural shoreline and wetland buffer areas in accordance with the recommendations of the Environmental Impact Study prepared by Beacon Environmental, dated May 2020;
 - b) Mitigation measures to guide the implementation of the Site Plan as outlined in the EIS by Beacon Environmental to protect the site during and after construction to ensure compliance with Species at Risk Act and all other applicable environmental legislation;
 - c) Land is deeded to the Municipality for the Welbank Road allowance; and
 - d) The developer upgrades Welbanks Road to municipal standards a distance of 870.0 m.
- (ii) All approvals have been received by Quinte Conservation Authority under its regulations.
- (iii) iii. Providing to the Municipality a copy of the current Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks for all required private sewage works;
- (iv) iv. The Ministry of Heritage, Sport, Tourism and Culture Industries has provided written clearance for the archaeological site identified as the Burlington Farmstead (Site AIGh-75) and associated buffer; and
- j. Prior to removing the (H1) symbol, no person shall erect any building or structure for any purpose and the only permitted uses shall be agricultural, conservation and open space uses.

TPC-4 – 820 County Road 18 (Ward of Athol)

- a. The only permitted non-residential uses shall be: travel trailer park, tourist cabin establishment, uses and structures accessory to the permitted non-residential uses.
- b. Maximum number of trailer camp sites: 15
- c. Maximum number of tourist cabins: 3

TPC-5 – 146 Outlet Road (Ward of Athol)

- a. The only permitted non-residential uses shall be: travel trailer camp, tourist cottages, uses and structures accessory to the permitted non-residential uses.

- b. Maximum number of trailer camp sites: 32
- c. Maximum number of tourist cottages: 6

TPC-6 – 52 Sunset Lagoon (Ward of Hillier)

- a. A motor vehicle sales establishment shall be a permitted non-residential use.

TPC-7 – 2261 County Road 15 (Ward of Sophiasburgh)

- a. Permitted non-residential uses shall be limited to the following: travel trailer, tent and recreational vehicle park with a maximum of 20 sites; two (2) boat launch facilities; washroom facilities accessory to the above uses.
- b. The site shall be developed in accordance with Site Plan No. S-1 dated December 20, 1995 and revised August 20, 1996, deposited with the County.

TPC-8 – 1391 Wesley Acres Road (Ward of Hallowell)

- a. Permitted uses are limited to the following: an existing church camp complex providing accommodation, dining, worshiping, meeting and recreational facilities for a maximum of 267 seasonal tourist trailer sites, 28 itinerant camping sites, and 37 motel units; and uses accessory thereto, including three (3) single-detached dwelling units for staff, administration offices and associated water and sewage servicing facilities and uses normally ancillary thereto.
- b. Requirements for tourist trailer sites (tourist trailers including additions thereto, and accessory buildings):
 - (i) Minimum setback from internal roads: 3.0 m
 - (ii) Minimum interior side yard: 1.5 m
 - (iii) Minimum rear yard: 1.5 m
 - (iv) Maximum lot (site) coverage of all structures 50%
- c. The requirement of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply

TPC-9 – 37-38 Lake Avenue Lane (Ward of Athol) (By-law 3030-2012)

- a. The Permitted Uses shall be limited to the following:
 - (i) Seasonal Travel trailer, tent and recreational vehicle park consisting of a maximum of 156 fully serviced sites; and
 - (ii) Maximum of three (3) two-bedroom seasonal rental cabins;

- (iii) Maximum of one (1) single-detached dwelling as an accessory use to the foregoing permitted non-residential uses; and
 - (iv) Uses, buildings or structures normally incidental and accessory to the foregoing non-residential uses, including the sale of pre-filled propane tanks and a retail commercial establishment/convenience store.
- b. The following additional provisions apply:
- (i) Minimum lot frontage: 0 m
- c. 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.
- (i) The following definition applies:
 - (ii) "Seasonal" means a use not exceeding ten (10) months per year, with an annual shut down and park closure for a continuous sixty (60) day period, in accordance with the Ministry of the Environment Compliance Approval.

TPC-10 – 4 County Road 18 (Ward of Athol) (By-law 2518-2009)

- a. The following additional use is permitted: three (3) tourist cottages.
- b. The following additional provisions apply:
- (i) Minimum front yard for a tourist cottage: 15.0 m
 - (ii) Minimum interior side yard for a tourist cottage: 6.0 m
 - (iii) Minimum rear yard for a tourist cottage: 7.5 m

TPC-11 – 152 County Road 27 (Ward of Hillier) (By-law 2645-2010)

- a. The following additional provisions apply:
- (i) Maximum number of fully serviced travel trailer or recreational vehicle sites: 178.
 - (ii) Notwithstanding (i), a maximum of 152 fully serviced travel trailer or recreational vehicle sites, one (1) single-detached dwelling, one (1) two-bedroom apartment unit and one (1) washroom/shower building shall be permitted without an amendment to the existing (1994) Certificate of Approval #C-195-94 approved by the Ministry of Environment. The placement or construction of more than 152 fully serviced travel trailer or recreational vehicle sites will require an amendment to the existing Certificate of Approval.
 - (iii) "Fully serviced" shall mean individual access to the communal water and wastewater systems.

- (iv) Maximum lot coverage: 30%
- (v) Minimum landscaped open space: 20%
- (vi) No travel trailer, tent or recreational vehicle park shall be established closer than 30.5 m to any existing Residential Zone or use on an adjacent lot.
- (vii) Minimum site lot area: 185 m²
- (viii) Minimum site frontage: 7.5 m
- (ix) Minimum setback from internal road: 3.0 m
- (x) Maximum site coverage: 50%
- (xi) Minimum site landscaped open space: 25%

TPC-12-H – 1854 County Road 18 (Ward of Athol)

- a. A by-law shall not be enacted to remove the Holding (H) symbol until such time as:
 - (i) The owner has entered into a Site Plan Control Agreement with the Corporation of the County of Prince Edward, which agreement shall include but not limited to, addressing all municipal requirements, financial or otherwise in accordance with Section 41 of the Planning Act R.S.O. 1990, c/P.13, as amended.

10.0 Industrial Zones

The Industrial Zones are intended to implement the policies of the Villages, Hamlets, Rural Industrial Lands, and Mineral Aggregate Resources Overlay designations in the Official Plan. This Zone generally permits a wide range of light to heavy industrial uses.

Light industrial uses are uses where a product is produced, manufactured, assembled or stored, and that have a low probability of fugitive emissions (e.g., noise, odour, dust and vibration). Such industries operate primarily in the daytime with infrequent movement of products and minimal outside storage. Examples include: manufacturing and food processing. Other commercial and servicing uses that are intended to serve the immediate area are permitted in certain Industrial Zones.

Heavy industrial uses are characterized as having regular emissions such as noise, smoke, odour, fumes and/or vibrations. Such industries may operate continuously with frequent movement of products and extensive outside storage. Special attention shall be given to the buffering of such industries from other uses, and to the accommodation of industrial traffic flows.

10.1 List of Industrial Zones

For convenience purposes, the Industrial Zones are listed in **Table 10-1**.

Zone	Zone Symbol
General Industrial	MG
Heavy Industrial	MH
Rural Industrial	MR
Extractive Industrial	MX
Waste Disposal Industrial	MD

10.2 Permitted Uses and Lot Requirements

- a. No person within any Industrial Zone, shall use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a “dot” (●) in **Table 10-2**.

Table 10-2: Uses Permitted in the Industrial Zones					
Use	Zones				
	MG	MH	MR	MX	MD
Abattoir			•		
Aerodrome			•		
Aggregate Processing Facility			•	•	
Agricultural Use				•	
Agricultural Processing Facility	•	•	•		
Asphalt Plant			•	•	
Building Supply Outlet	•		•		
Cidery, Distillery, Micro-Brewery	•		•		
Concrete Batching Plant				•	
Conservation Use				•	
Contractor's Yard	•		•		
Equipment Sales and Rental, Heavy	•		•		
Farm Machinery Sales and Service	•		•		
Forestry				•	
Fuel Storage Depot	•	•			
Heavy Manufacturing Establishment		•			
Light Manufacturing Establishment	•		•		
Medical Clinic	•				
Mineral Aggregate Operation				•	
Motor Vehicle Body Shop	•				
Motor Vehicle Repair Garage	•		•		
Motor Vehicle Service Station	•		•		
Office	•	•	•	•	•
Personal Service Establishment	•				
Pit or Quarry ¹				•	
Place of Entertainment	•				
Portable Asphalt Plant			•	•	•
Portable Concrete Plant			•	•	•

Table 10-2: Uses Permitted in the Industrial Zones					
Use	Zones				
	MG	MH	MR	MX	MD
Public Works Yard	•	•	•		
Recreational Vehicle Sales and Service Establishment	•				
Recycling Depot		•			
Restaurant	•				
Salvage Yard		•			
Self-Storage Facility	•		•		
Sewage Treatment Facility					•
Taxi Depot	•				
Transportation Depot	•		•		
Transportation Terminal	•		•		
Veterinary Clinic	•				
Warehouse	•	•	•		
Waste Disposal Site					•
Wayside Pit or Quarry ¹				•	
Workshop			•		
Workshop, Custom	•		•		
Specified Accessory Uses					
Home Business			•		
Outdoor Storage		•			
Restaurant, Take-out	•				
Single-Detached Dwelling ²³			•		

¹ Subject to the provisions in **Section 3.0 General Provisions**.

²A Single-Detached Dwelling shall not be permitted as accessory to a motor vehicle repair garage.

³Accessory uses and structures are permitted in conjunction with a Single-Detached Dwelling.

- b. Any use, building or structure permitted in any Industrial Zone in **Table 10-2** must be in accordance with the requirements set out in **Table 10-3**.

Requirement	Zone				
	MG	MH	MR	MX	MD
Minimum Lot Area	0.056 ha	0.4 ha	0.8 ha	N/A	N/A
Minimum Lot Frontage	18 m	45 m	60 m	45 m	N/A
Maximum Lot Coverage	40%	30%	25%	30%	N/A

10.3 Zone Standards

Any use, building or structure permitted in any Industrial Zone in **Table 10-2** must also meet the requirements set out in **Table 10-4**.

Standards	Zone				
	MG	MH	MR	MX	MD
Minimum Front Yard	15 m	15 m	15 m	N/A	N/A
Minimum Exterior Side Yard	7.5 m	7.5 m	7.5 m	N/A	N/A
Minimum Interior Side Yard					
Abutting an Industrial Zone	5 m	5 m	5 m	N/A	N/A
Abutting any other Zone	10 m	12 m	12 m	N/A	N/A
Minimum Rear Yard					
Abutting an Industrial Zone	7.5 m	7.5 m	12 m	N/A	N/A
Abutting any other Zone	10 m	12 m	12 m	N/A	N/A
Minimum Landscaped Area	15%	15%	15%	N/A	N/A
Maximum Building Height	15 m	15 m	15 m	N/A	N/A

10.4 Additional Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Industrial Zones shall apply and be complied with.

10.4.1 Special Requirements in the MG Zone

- a. All uses permitted in the MG Zone shall be serviced with full municipal water supply and sanitary sewer services.
- b. For outdoor storage in the MG Zone, outdoor storage of goods and materials shall:

- (i) Not be permitted in the front yard or the exterior side yard;
- (ii) Be enclosed by an opaque fence or wall that is a minimum of 2 m in height, where such storage is located within 10 m of a Residential, Institutional (I), Open Space (OS) or Future Development (FD) Zone.

10.4.2 Special Requirements in the MH Zone

- a. For outdoor storage in the MH Zone, outdoor storage of goods and materials shall:
 - (i) Not be permitted in the front yard or the exterior side yard;
 - (ii) Be enclosed by an opaque fence or wall that is a minimum of 2 m in height.

10.4.3 Special Requirements in the MR Zone

- a. For outdoor storage in the MR Zone, outdoor storage of goods and materials shall:
 - (i) Not be permitted in the front yard or the exterior side yard;
 - (ii) Be enclosed by an opaque fence or wall that is a minimum of 2 m in height.

10.4.4 Special Requirements in the MX Zone

- a. No mineral aggregate operation or pit shall be located closer than 300 m to any Residential, Commercial or Institutional Zone or use.
- b. No quarry shall be permitted to be located closer than 500 m to any Residential, Commercial, or Institutional Zone or use.
- c. The minimum yards required for any building, structure or produce stockpile of a pit or quarry shall be 30 m.
- d. A strip of land not less than 15 m in width shall be reserved for landscaping purposes between the Extractive Industrial (MX) Zone and any adjacent Commercial or Industrial Zone or use, along any adjacent public road allowance or adjoining property line.
- e. Where an MX Zone abuts a Residential Zone or use, or a roadway is the only separation between two (2) such areas, then no Extractive Industrial (MX) use shall be established within 30 m of the abutting lot line and no parking use shall be established within 7.5 m of the abutting lot line. The intervening land shall be used for landscaping purposes with grass, trees and shrubs and maintained as part of the industrial activity.
- f. Notwithstanding the above, for adjacent properties both within an Extractive Industrial (MX) Zone no side yard setback for extraction, excavation or blasting is required, provided a mutual agreement to the satisfaction of the Ministry of Natural Resources and Forestry (MNR) and the County is in place.

- g. All extractive industrial uses shall conform to the standards and regulations of the Aggregate Resources Act, as amended and the MNRF.

10.4.5 Special Requirements in the MD Zone

- a. Certificate of Approval
 - (i) No person, including the County, shall establish, alter, enlarge or extend a waste disposal site or sewage disposal plant including a waste management system unless a provincial certificate of approval has been issued by the Ministry of the Environment, Conservation and Parks as required by the Environmental Protection Act.

10.5 Industrial Exception Zones

Except as specifically exempted or varied with the following Exception Zones, all other requirements of this By-law shall apply.

10.5.1 General Industrial (MG) Zone

MG-1 39 – Stanley Street (Ward of Bloomfield)

- a. The following additional uses are permitted: manufacture of insulation; manufacture and sale of products related to heating and energy conservation of buildings; motor vehicle repair garage; equipment rentals; nursery; and the sale of recreational motor home and recreational travel trailers and motor vehicles
- b. The following additional provisions apply:
 - (i) The uses permitted above shall not include any uses which will emit noxious fumes or odours, those uses which exceed the Ministry of the Environment guidelines on noise emission, or those uses which discharge large amounts of liquid effluent. All permitted uses must obtain the approval of the Ministry of the Environment, Conservation and Parks, Industrial Abatement Section.
 - (ii) No parking relating to the any permitted use will be permitted on County Road No. 12.
 - (iii) Open storage for the uses permitted will not be permitted to be scattered. Open storage relating to each use must be segregated and except for uses related to commercial sales, the open storage must be at the north end of the property, screened from view from County Road No. 12, by the existing buildings or by tree planting and fencing.

MG-2 – 14 Wights Lane (Ward of Bloomfield)

- a. The following additional uses are permitted: storage of base fertilizer materials; blending of base fertilizer materials; and the selling of fertilizer.
- b. The following additional provisions apply:
 - (i) The uses permitted above shall not include any uses which will emit noxious fumes or odours, those uses which exceed the Ministry of Environment, Conservation and Parks guidelines on noise emission or those uses which discharge large amount of liquid effluent. All permitted uses must obtain the approval of the Ministry of the Environment, Conservation and Parks, Industrial Abatement Section.

MG-3 – 8 Stanley Street (Ward of Bloomfield)

- a. The following additional uses are permitted: any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building and is not hazardous by reason of sound, odour, inflammability, dust, fumes, or smoke and which shall not be detrimental in appearance or effect to surrounding areas.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 0 m
 - (ii) Minimum side yard (east): 0.1 m
 - (iii) Minimum side yard (west): 6 m

MG-4 – 70 Cleminson Street (Ward of Wellington)

- a. The following additional uses shall be permitted, serviced with private water and sewage disposal systems, provided that water is used primarily for consumption by employees and is not uses in an industrial process:
 - (i) Warehouse;
 - (ii) Wholesale establishment;
 - (iii) Tradesman’s show;
 - (iv) Welding shop;
 - (v) Public garage;
 - (vi) Muffler, auto glass, auto body repair and other motor vehicle repair establishment;
 - (vii) Greenhouse;
 - (viii) Dry cleaning establishment;

- (ix) Farm supplies or grain and feed establishment;
 - (x) Monument works;
 - (xi) Truck terminal or freight handling depot;
 - (xii) Excavation company;
 - (xiii) Well drilling company;
 - (xiv) Other light to medium manufacturing and assembly establishment (with concealed storage); and
 - (xv) Retail, wholesale or business outlets accessory to a permitted use.
- b.** The following additional provisions apply:
- (i) Minimum front yard: 5 m
 - (ii) Minimum lot area: 5,000 m²
 - (iii) Minimum lot frontage: 65 m
 - (iv) Minimum side yard (existing buildings or structures): 0.1 m
 - (v) Minimum rear yard (existing buildings or structures): 0.1 m

MG-5 – 143 County Road 29 (Ward of Hillier) (By-law 2444-2009)

- a.** Permitted uses shall be limited to: establishment manufacturing wrought iron furniture and ornamental objects.
- b.** The following uses are prohibited: manufacturing, machining, processing, assembling, wholesaling or warehousing use; transport terminal; recycling depot; and fuel storage depot.

MG-6 – 56 Cleminson Street (Ward of Wellington) (By-laws 1939-2007 & 2807-2011)

- a.** The following additional uses shall be permitted serviced with private water and sewage disposal systems, provided that water is used primarily for consumption by employees, and is not used in an industrial process:
 - (i) Contractors Yard
 - (ii) Office, accessory to any permitted use
- b.** The following additional provisions apply:
 - (i) Minimum lot area: 3,925 m²
 - (ii) Minimum lot frontage: 39 m

MG-7 – 32 County Road 3, Part of Lots 40, 42, 44, 52 & 53, Plan 3 (Rossmore) (Ward of Ameliasburgh) (By-law 1945-2007)

- a. Permitted uses shall be limited to: motor vehicle body shop; motor vehicle repair garage; and uses that are normally incidental and accessory to the foregoing.
- b. A paint booth shall not be a permitted use.
- c. The setbacks of the building existing on the date of passing of this by-law and any improvements thereto shall be permitted, however any future additions thereto shall be required to meet all requirements of the Zone.
- d. The uses permitted shall be serviced with municipal water and a private septic system.
- e. 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.

MG-8 – 46 County Road 3, Part of Lots 36, 38, 39 & 40, Plan 3 Rossmore (Ward of Ameliasburgh) (By-law 1945-2007)

- a. Permitted uses shall be limited to: motor vehicle body shop; motor vehicle repair garage; motor vehicle rental establishment; business and professional office; retail commercial establishment; and uses that are normally incidental and accessory to the foregoing.
- b. The existing paint booth in its existing location only shall be a permitted use.
- c. The following additional provisions apply:
 - (i) Minimum front yard setback: 10.6 m
 - (ii) The setbacks of the building existing on the date of passing of this by-law and any improvements thereto shall be permitted, however any future additions thereto shall be required to meet all requirements.
 - (iii) No loading spaces are required.
 - (iv) A planting strip shall not be required along the front lot line and the easterly interior lot line.
 - (v) The uses permitted shall be serviced with municipal water and a private septic system.
- d. The requirements of Section 41 of the Planning Act, R.S.O., 1990, c.P.13, as amended, related to Site Plan Control shall apply.

MG-9 – 19-21 York Street, Part of Lot 1047, Plan 24 (Ward of Picton) (By-law 2012-2007)

- a. The following additional use is permitted: one (1) dwelling unit in a portion of the industrial building for a caretaker/watchman or person employed in the main operation on the same lot.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 7.5 m
 - (ii) Minimum interior side yard (east): 7.5 m
 - (iii) Minimum western interior side yard (west): 4.5 m
 - (iv) Minimum rear yard: 7.5 m
 - (v) Minimum setback from a private right-of-way: 0 m
 - (vi) Minimum number of loading spaces: 1 space
 - (vii) Minimum width for a loading space: 3.6 m
 - (viii) Minimum parking space size: 5.5 m by 2.6 m

MG-10 – 73 & 81 Cleminson Street (Ward of Wellington) (By-laws 2223-2008 & 2430-2009)

- a. The following uses shall be permitted serviced with private water and sewage disposal systems, provided that water is used primarily for consumption by employees and is not used in an industrial process:
 - (i) Motor vehicle repair garage;
 - (ii) Accessory, office not exceeding 15% of gross floor area; and
 - (iii) Accessory retail sales, not exceeding 10% of gross floor area.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 3,000 m²
 - (ii) Minimum lot frontage: 39 m
- c. Prior to the removal of the “Holding” (H) symbol, the only uses permitted shall be those existing as of the date of adoption of this By-law.
- d. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as a site plan review or agreement has been executed to the satisfaction of the County.

MG-11 – Part of Lot 40, RCP 28 (Ward of Picton) (By-law 3622-2015)

- a. The sales of motor vehicles repaired on site shall be allowed as a permitted non-residential use.

- b. The sale of motor vehicles repaired on site shall be secondary to the repair shop, and the area where repaired vehicles are displayed for sale shall not exceed 25% of the sites surfaced area.

MG-12 – Part of Lots 3 and 4, Concession 1, South Side East Lake (Ward of Athol)

- a. Residential uses are prohibited.
- b. Only dry industrial uses, as follows, shall be permitted:
 - (i) Manufacturing, manufacturing light, fabricating, processing, assembling, warehousing including mini-storage, wholesaling, in wholly enclosed buildings
 - (ii) Building supply outlet including accessory light equipment sales and rental
 - (iii) Contractor's yard
 - (iv) Merchandise service shop
 - (v) An existing pumphouse
 - (vi) Custom workshop or workshop
 - (vii) Accessory uses.
- c. The following definition applies:
 - (i) Dry industrial use means that water is consumed for employees only and not for any other industrial purpose, or any purpose in which contaminated water is discharged into East Lake.
- d. No open storage of goods or materials shall be permitted, except in accordance with the following provisions:
 - (i) Every open storage use shall comply with the yard provisions.
 - (ii) No open storage shall cover more than 35% of the lot area.
 - (iii) Section 10.4.1(b)(ii) shall not apply.
- e. The following additional provisions apply:
 - (i) Minimum lot area: 2 ha
 - (ii) Maximum lot coverage (all buildings and structures): 70%
 - (iii) Minimum landscaped open space: 10%
 - (iv) No buildings or structures shall be erected below the elevation of 76.3 metres Geodetic Survey of Canada.
 - (v) Minimum lot frontage on an improved public street or road.

- (vi) Direct access to an improved public street or road is not required.
 - (vii) Minimum front yard:
 - Abutting Industrial Zone: 15.2 m
 - Abutting any other Zone: 24.3 m
 - (viii) Minimum Exterior Side Yard:
 - Abutting Industrial Zone: 15.2 m
 - Abutting any other Zone: 24.3 m
 - (ix) Minimum Interior Side Yard:
 - Abutting Industrial Zone: 7.6 m
 - Abutting any other Zone: 15.2 m
 - (x) Minimum Rear Yard:
 - Abutting Industrial Zone: 7.6 m
 - Abutting any other Zone: 15.2 m
 - (xi) Maximum Building Height:
 - Provided that if any portion of any building is erected above a height of 12.1 m, the required yard dimensions shall be increased by 0.3 m for each 0.3 m by which such portion of the building exceeds 12.1 m.
 - (xii) The following sections shall not apply: Sections 3.31.8, 4.6(g), 3.1.3(a), 3.11.1, and 10.4.1(a).
- f. The shoreline high-water mark shall be deemed to be the front lot line.

MG-13-H – Loch Sloy Industrial Park (Ward of Bloomfield/Hallowell) (By-law 92-2022)

- a. Prior to the removal of the “Holding” (H) symbol, the following uses shall be permitted for a temporary period ending on May 18, 2025:
 - (i) Manufacturing, machining, processing, assembling, wholesaling or warehousing use in wholly enclosed buildings
 - (ii) Contractor's yard
 - (iii) Marine sales and service establishment
 - (iv) Motor vehicle body shop
 - (v) Motor vehicle repair garage

- (vi) Mobile home and modular home construction and sales
- (vii) Recreational vehicles sales and service
- (viii) Mini storage facility
- (ix) Light and heavy equipment sales and/or rentals
- (x) Printing publishing establishment
- (xi) Public uses and utilities in accordance with the provisions of Subsection 3.26 of the Zoning By-law
- (xii) Public works yard and/or garage
- (xiii) Truck repair and maintenance depot
- (xiv) Veterinary clinic
- (xv) Brew-your-own beer and wine making establishment
- (xvi) Office, accessory to any permitted use
- (xvii) Accessory retail commercial factory outlet
- (xviii) Uses, including open storage, buildings and structures accessory to the foregoing permitted uses
- (xix) Restaurant (including coffee shop and exterior patio)
- (xx) Restaurant Mobile
- (xxi) Artist Studio
- (xxii) Gallery
- (xxiii) Special Events
- (xxiv) Museum
- (xxv) Commercial Retail
- (xxvi) Microbrewery including patio
- (xxvii) Cidery including patio
- (xxviii) Kennel
- (xxix) Dog park
- (xxx) Service Shop – merchandise
- (xxxi) Assembly Hall
- (xxxii) Athletic Training Facility

- (xxxiii) Outdoor Events and Exhibitions, subject to any municipal licensing (includes outdoor art exhibitions)
- (xxxiv) Bunk houses and rooming houses, subject to servicing
- (xxxv) Craft Shop
- (xxxvi) Workshop
- (xxxvii) Outdoor Skating Rink
- (xxxviii) Auditorium
- (xxxix) Private Park
 - (xl) Gardens
 - (xli) Educational programming
 - (xlii) LiveNWork Unit
 - (xlili) Single-Room Occupancy Unit
 - (xliv) Surface Parking
 - (xlv) Private Pumping Station.
- b.** Accessory retail commercial factory outlet may cover up to 25% of gross floor area of the building in which it is located.
- c.** Restaurants (including coffee shop and exterior patio) are subject to a maximum building size of 400 m² excluding patio in area calculation.
- d.** An artist studio may permit live/work units within the building, where the space use for live/work units does not exceed 110 m².
- e.** A gallery may permit live/work units within the building, where the space used for live/work units does not exceed 110 m².
- f.** Special Events will have no limit on number of times per year, will have a maximum limited duration of 120 consecutive days, permit a maximum limited duration of 120 consecutive days, permit a maximum of 5,000 persons, consist of a maximum of 12 mobile food/beverage vendors and have no maximum stage size for event-based musical and/or theatrical stages.
- g.** Commercial retail uses are subject to a maximum building size of 200 m², except for hangars which are subject to a maximum building size of 560 m².
- h.** A dog park must be fenced.

MG-14 – 35 Mary Street (Ward of Picton)

- a. The following additional provisions apply:
 - (i) The minimum side yard along the south westerly limit of the property and the minimum rear yard along the south easterly limit of the property: 1.22 m
 - (ii) No buffer strip or planting strip shall be required.

MG-15 – 11 MacSteven Drive (Ward of Picton)

- a. In addition to the uses normally permitted in the MG Zone, a restaurant shall also be permitted and limited to a maximum floor area of 50 m².
- b. In addition to the uses normally permitted in the MG Zone, an educational classroom associated with Prince Edward Collegiate Institute shall also be permitted and limited to a maximum floor area of 111.5 m².
- c. A medical clinic shall also be permitted.

10.5.2 Heavy Industrial (MH) Zone**MH-1 – 276 County Road 25, Part of Lots 59 & 60, Concession 2, Broken Front (Ward of Sophiasburgh)**

- a. Permitted uses shall be limited to the following: motor vehicle wrecking yard/salvage yard, and accessory buildings, structures or uses are normally considered incidental and subordinate to more uses.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 6.39 ha
 - (ii) For the purposes of this By-law the three (3) separate conveyable lots within the Zone, totaling approximately 6.39 ha of land are considered one lot.
 - (iii) Minimum front yard: 7.6 m
 - (iv) Minimum rear yard: 5.48 m
 - (v) The removal and storage of waste fluids shall take place only within a contained area.
 - (vi) The movement of vehicles on site shall be restricted to internal roads within the property.

MH-2-H – 22 Crofton Road, Part of Lot 60, Concession 2 Broken Front (Ward of Sophiasburgh) (By-law 3619-2015)

- a. 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.
- b. The Holding (H) Symbol shall not be removed until:
 - (i) A Site Plan Agreement has been executed between the owner and the County and has been registered on title.
- c. Upon removal of the Holding (H) Symbol, the uses and Zone provisions apply.

MH-3 – 52 Elmbrook Road, Part Lot 15, Concession 2, South West Green Point (Ward of Sophiasburgh)

- a. The following additional use is permitted: cement plant.

10.5.3 Rural Industrial (MR) Zone

MR-1 – 38360 County Road 13, Part Lot D, Concession South Prince Edward (Ward of South Marysburgh)

- a. Permitted non-residential uses shall be limited to the following: fruit processing plant, welding shop, and factory outlet.

MR-2 – 628 Bradley Crossroad, Part Lot 5, Concession 2, South Bay of Quinte (Ward of North Marysburgh)

- a. The only permitted use shall be a repair shop, contained entirely within one (1) building, for the repair and servicing of farm machinery and equipment, motor vehicles and industrial equipment, as well as accessory outside parking of such machinery, equipment and motor vehicles awaiting repair and servicing.

MR-3 – 607-612 Cressy Bayside Road, Part Lot 23, Concession Bayside (Ward of North Marysburgh)

- a. The following additional uses are permitted: commercial fishing dock, fish processing plant, vegetable processing plant, retail commercial uses accessory to the foregoing, and motor vehicle sales and service establishment.
- b. The following definition applies:
 - (i) A motor vehicle sales and service establishment means a building and/or lot used for the display, sale and/or lease of new and used motor vehicles and/or a place where motor vehicles may be oiled, greased, ignition or brakes adjusted, tires inflated, batteries charged or more generally where repair or

equipping of motor vehicles is performed but does not include a wrecking/salvage yard or the retail sale of gasoline.

- c. The minimum front yard depth and the minimum setback from the centre line of the street shall be that which are in existence at the time of passage of this By-law.

MR-4 – 266 County Road 25, Part of Lot 1, Concession 1, South of Bay of Quinte (Ward of North Marysburgh)

- a. The following additional uses are permitted: manufacturing, machining, processing, assembling, wholesaling or warehousing use in wholly enclosed buildings, open storage of goods, articles and/or materials accessory to a permitted use, and mobile home dwelling.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.6 ha

MR-5 – Part of Lot 1, Concession 1, South of Bay of Quinte (Ward of North Marysburgh)

- a. The following additional uses are permitted: manufacturing, machining, processing, assembling, wholesaling or warehousing use in wholly enclosed buildings, and open storage of goods, articles and/or materials accessory to a permitted use.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.6 ha

MR-6 – 1981 County Road 10 (Ward of Athol)

- a. The following additional uses are permitted: building supply yard, motor vehicle repair garage, contractor's yard, fuel storage tank, machine shop and engineer's office, merchandise service shop, warehouse, welding shop, cheese factory, agricultural products processing establishment, one (1) accessory single detached dwelling or one accessory dwelling unit, provided that the non-residential use of these lands is a machine shop and engineer's office and also provided that flammable or explosive materials are not stored on site at any time.
- b. Maximum number of dwelling units: 1

MR-7-H – 593 County Rd 28, Part Lot 61, Concession 1, (Ward of Ameliasburgh) (By-law 3235-2013)

- a. The existing residential use and uses, buildings and structures accessory to the existing residential use shall be permitted.

- b. For the purpose of this By-law the lands zoned the Special Hamlet Residential (HR-79) Zone and the MR-7-H Zone totaling approximately 1.78 hectares of land are considered one (1) lot.

MR-8 – 179 County Road 4, Part of Lot 20, Concession 3, Military Tract (Ward of Hallowell)

- a. The only permitted uses shall be: farm and garden machinery sales and service establishment, seed and feed mill and sales establishment.

MR-9 – 1597 Fish Lake Road, Part of Lot 20, Concession 2, West Green Point (Ward of Sophiasburgh)

- a. The only permitted use shall be a welding shop.
- b. Minimum lot area: 0.12 ha

MR-10 – 20491 Loyalist Parkway (Ward of Ameliasburgh)

- a. Permitted uses shall be limited to the following: establishment for the restoration of furniture; a single detached dwelling.
- b. The retail sale of goods, wares, merchandise or articles shall not be permitted.
- c. The Minimum lot area shall be 0.30 ha

MR-11 – 643-649 County Road 28 (Ward of Ameliasburgh)

- a. Permitted uses shall be limited to a truck storage yard.
- b. Minimum lot area: 0.60 ha

MR-12 – 2885 Victoria Road (Ward of Ameliasburgh)

- a. Permitted uses shall be limited to the following: motor vehicle repair garage; farm implement repair establishment
- b. Open storage shall not be permitted in any front yard or in any required side yard or in any required rear yard.

MR-13 – 27 County Road 7, Glenora Springs Brewery, Part of Lot 8, Concession 1, South of the Bay of Quinte, (Ward of North Marysburgh)

- a. The only permitted use shall be a 10 hecto-litre microbrewery including accessory retail commercial, office and tasting areas.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1 ha
 - (ii) Minimum lot frontage: 106 m

- c. The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, shall apply.

MR-14 – Wilkinson’s Salvage Yard, Part of Lots 1 & 2, Concession 2 South Side East Lake (Ward of Athol)

- a. The only permitted use shall be a motor vehicle wrecking yard.

MR-15 – County Road 2 (Ward of Wellington)

- a. Permitted uses shall be limited to a fabricating and welding workshop and uses that are normally ancillary thereto.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 0 m
 - (ii) The workshop as existing on the date of passing of this By-law, and any future improvements thereto is a permitted use providing that the existing building setbacks are not further reduced, and any future additions meet the setback requirements.
- c. 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.

MR-16 – 887 Highway 62, Part of Lot 1, Concession 1, Military Tract (Ward of Hollowell)

- a. A transport terminal shall also be a permitted use.

MR-17 – 21 County Road 6, Part of Lot 31, Registrar’s Compiled Plan 28, being Part 1 47R6658 (Ward of Hollowell) (By-law 4122-2017)

- a. The following shall be the only permitted non-residential uses: mini storage facility; office as an accessory use to the mini storage facility.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 50 m
 - (ii) Minimum interior side yard: 2.85 m
 - (iii) Required parking for a Mini Storage Facility shall be calculated at a rate of one (1) parking space per self-storage unit.
- c. 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.

MR-18 – 843-853 County Road 18 (Ward of Athol)

- a. A motor vehicle repair garage and a farm equipment repair shop are also permitted.

MR-19 – 977 County Road 24 (Ward of Athol)

- a. An motor vehicle body shop and a motor vehicle service station and accessory retail outlet, and a dune buggy rental park and accessory canteen or take-out restaurant are also permitted.

MR-20 – 14877 Loyalist Parkway, Farm Credit Canada, Part of Lot 1, Concession 1, Military Tract (Ward of Hallowell)

- a. The permitted uses shall be limited to the following: assembly plant; commercial garage; factory outlet; farm produce outlet; farm supply dealer; fuel storage tank; light manufacturing plant; merchandise service shop; packaging plant; soil sampling firm; research laboratory; warehouse; and uses that are normally incidental and accessory to the above, including business and professional offices.
- b. Residential uses shall not be permitted.
- c. The following additional provisions apply:
 - (i) Maximum lot coverage: 20%
 - (ii) Open storage of goods of materials shall only be permitted in the rear yard. Any area of the rear yard used for open storage shall be screened from view from the Loyalist Parkway and from abutting properties.

MR-21– 387 Belleville Street, Town Line Farms & Town Line Processing Ltd, Lots 189 & 190, Plan 8 (Ward of Wellington)

- a. A vegetable processing plant, processing local and non-locally grown vegetables, and associated infrastructure such as a pump house, holding tank and waste/water lines, including uses normally ancillary thereto, are the only permitted uses.
- b. 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.

MR-22 – 74 Mitchells Crossroad, Lot 6, Concession 2 (Ward of North Marysburgh)

- a. The permitted uses shall be limited to the following: single-detached dwelling; lawn care franchise business operated as an accessory use to the main residential use of the lot.
- b. The indoor storage of lawn care chemicals in an accessory building not to exceed a maximum area of 7.4 m² shall be permitted in association with the lawn care franchise business.
- c. The outdoor storage of lawn care chemicals in an area not to exceed a maximum area of 9.29 m² shall be permitted in association with the lawn care franchise

business. The outdoor storage area shall be screened from view with a minimum 1.5 m high privacy fence.

MR-23 – 66 Kings Road, Lot 12, Concession 1 South Side East Lake (Ward of Athol)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 3.6 ha
- b. The permitted uses shall be restricted to only the following: contractor's yard; accessory dwelling house; and uses accessory to the forgoing.
- c. 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.

MR-24 – Lot 21, Concession 1 North Black River (Ward of South Marysburgh)

- a. Residential uses are prohibited.
- b. The following additional uses are permitted: Existing commercial garage, including the repair and maintenance and sale of motor vehicles and farm vehicles/ implements.
- c. The following additional provisions apply:
 - (i) Maximum combined commercial floor area for the two (2) existing commercial garage/vehicle repair and sales buildings shall be 650 m².
 - (ii) Maximum commercial floor area for the existing storage barn shall be 510 m².
 - (iii) Minimum front yard depth for the two (2) existing commercial garage/vehicle repair and sales buildings shall be 12 m.
 - (iv) Minimum front yard depth for the existing storage barn shall be 4 m.
 - (v) Minimum setback from the centerline of County Road No. 17 for:
 - Existing barn: 17 m
 - All remaining buildings and structures, including any accessory buildings or structures: 25 m

MR-25 –Part Lot 27, Concession Bayside (Ward of North Marysburgh)

- a. A commercial fishing dock shall be an additional permitted use.

MR-26 – Part Lot 35, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The existing 'Custom Workshop' and 'Contractor's Yard' shall be the only permitted uses.

MR-27 – 13688 Loyalist Parkway, Part of Lot 17, Concession 2 Military Tract (Ward of Hallowell) (By-law 4185-2018)

- a. The following additional uses shall be permitted only as an accessory use to the automotive repair garage:
 - (i) The sale of repaired / used vehicles;
 - (ii) An outdoor wood furnace and related wood storage building; and
 - (iii) Two (2) transport trailers to be used for tire storage be permitted as tire storage. A transport trailer does not include a flatbed trailer or trucks.
- b. The sale of repaired / used vehicles shall be limited to no more than six (6) on the property at a time.
- c. The two (2) transport trailers are required to be located in the rear yard setback.
- d. The two (2) transport trailers are required to be set back a minimum of 1.0 m from the rear and side lot lines.
- e. No cars awaiting repair or sale shall be permitted within the front yard setback.
- f. 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.

MR-28-H – 2404 County Road 1, Part Lot 66 Concession Irvine & Gore, Part 1 47R8810 (Ward of Bloomfield/Hallowell) (By-law 4514-2019)

- a. The following additional uses are permitted: distillery; agricultural products processing establishment; agricultural produce warehouse; workshop; custom workshop; contractor's yard; winery; and uses, buildings, and structures accessory to the foregoing permitted non-residential uses.
- b. Restaurant use is prohibited.
- c. The following additional provisions apply:
 - (i) Minimum front yard: 20 m
 - (ii) Minimum interior yard: 20 m
 - (iii) Minimum rear yard: 20 m
 - (iv) Max gross floor area of distillery: 0.045 ha
- d. Lands that are not used for the Distillery and accessory uses shall be used for agriculture and shall be cultivated for crops that will be used in the distilling process.
- e. The retail sale of distilled products produced on-site shall be permitted, provided that:

- (i) It does not conflict with any minimum or maximum floor area requirement.
 - (ii) On-site retail floor space shall be in addition to the space for the distillery and shall not exceed lesser of 186 m² or 2000 ft².
- f. As an accessory use to a Distillery, a Tied House shall be included as a permitted use.
- g. The following definition applies:
- (i) Tied House means premises where food and beverages are offered for consumption by the public under licence from the Alcohol and Gaming Commission of Ontario provided that:
 - such use is secondary and accessory;
 - alcoholic beverages are limited to those produced on-site, and;
 - such use does not occupy more than the lesser of 75 m² (800 ft²) or 25% of the total Distillery floor area (excluding below ground floor area) including outdoor area(s)
- h. The “H” shall be removed when the owner has entered into a Site Plan Control Agreement which shall address, among other things, the following:
- (i) Drainage
 - (ii) Hydrogeology
 - (iii) Commercial Entrance
 - (iv) Parking
 - (v) Noise

**MR-29 – 256-262 County Road 8, Lightfoot & Barr Pt Lot 21 Con SECP as in PE145379
(Ward of Bloomfield/Hallowell)**

- a. Motor vehicle sales lot with a maximum of eight (8) cars being offered for sale at any given time is permitted.

MR-30 – 1157 County Road 11, East Lake Industries, Part of Lot 5, Concession North Side of East Lake (Ward of Athol) (By-law 3762-2016)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 6 m
 - (ii) A motor vehicle repair garage and aerodome will not be a permitted use.

- (iii) A microbrewery is a permitted use provided that a Servicing Options Investigation study is undertaken to determine if private services can adequately service the use.
- b. The following additional uses are permitted:
 - (i) Manufacturing of lambswool products
 - (ii) Power assisted bicycle as defined by the Highway Traffic Act, R.S.O. 1990, c. H.8., (E-bike) vehicle rental, sales and service establishment
- c. Open storage shall be permitted for the storage of motor vehicles, boats, trailers, and recreational vehicles and shall:
 - (i) Be limited to a maximum of 35% lot coverage.
 - (ii) Be set back a minimum of 20 m from the adjacent lots zoned for residential use.
 - (iii) Be enclosed by an opaque fence or wall that is a minimum of 2 m in height.
- d. A Site Plan Agreement shall be entered into prior to any development of the site.

MR-31 – 1527 County Road 10, Part of Lot 6, Concession 1 East Lake (Ward of Athol)

- a. Permitted uses shall be limited to: motor vehicle body shop; used motor vehicle sales establishment; and two (2) single detached family accessory dwellings.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 3.2 m
 - (ii) Maximum number of cars on site for re-sale: 12
 - (iii) All vehicles on display will be situated south of the north driveway.

MR-32 – 88 Baitley's Road (Ward of Hillier)

- a. Permitted uses shall be limited to: Motor K20; used motor vehicle sales establishment; two (2) single-detached accessory dwellings.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 43.2 m
 - (ii) Maximum number of cars on site for re-sale: 12
 - (iii) All vehicles on display will be situated south of the north driveway.

MR-33 – 339 Conley Road (Ward of Hallowell)

- a. The only permitted non-residential use shall be an agricultural processing facility.

MR-34 – 16057 Loyalist Parkway (Ward of Hallowell)

- a. The only permitted non-residential use shall be the manufacture of castings by the lost wax process.

MR-35 – 65 Barker's Lane, Part of Lots 3 & 4, Concession 1, Military Tract (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) A glass blowing studio and the retail sale of products manufactured on site shall also be permitted non-residential uses.
 - (ii) Minimum lot frontage: 0 m
 - (iii) Access may be provided by private right-of-way.
 - (iv) There is no commitment from or requirement by the County to assume responsibility for ownership or maintenance of the private right-of-way and levels of service provided may be limited or reduced, including the level of emergency response to the lot.

10.5.4 Extractive Industrial (MX) Exception Zones**MX-1 – 138 Ridge Road, Part of Lot 22, Concession 2, Military Tract (Ward of Hallowell)**

- a. The following additional provisions apply:
 - (i) A private earth-moving and construction equipment repair and storage operation shall also be permitted.
 - (ii) Outdoor storage is prohibited.

MX-2 – 608 Ridge Road, Part of Lots 8 & 9, Concession 1 Military Tract (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) The maximum depth of extraction activities shall be limited to 1.5 m above the established ground water table or the clay layer, whichever is encountered first.
 - (ii) Access to the sand and gravel pit may be by means of a right-of-way.
 - (iii) The lands shall be developed in accordance with a Class 'B' licence, less than 20,000 tonnes of material extracted annually, from the Ministry of Natural Resources and Forestry (MNRF).

MX-3 – Ridge Road Aggregate Inc., Part of Lots 18 & 19, Concession 2 Military Tract (Ward of Hallowell)

- a. The following additional provisions apply:
- (i) The maximum depth of extraction activities shall be limited to 1.5 m above the established ground water table.
 - (ii) Access to the sand and gravel pit may be by means of right-of-way.
 - (iii) The yard requirements as per Sections 10.4.4(a) and 10.4.4(b) shall be exempted wherever the Zone abuts another MX Zone.
 - (iv) The rear yard setback shall be exempted for the west half of the lands.

MX-4 – 1002 Ridge Road, Part Lot 6-7, Concession 1 Military Tract (Ward of Hallowell) (By-law 4562-2019)

- a. The following additional provisions apply:
- (i) The lands shall be developed in accordance with a Class 'B' licence issued under the Aggregate Resources Act by the Ministry of Natural Resources and Forestry (MNR).
 - (ii) The maximum depth of extraction activities shall be limited to a minimum of 1.5 m above the ground water table.
 - (iii) One portable office or equipment storage building ancillary to the extractive operations is permitted.
 - (iv) Excavation, processing or crushing may occur in accordance with an approved Site Plan under the Aggregate Resources Act.
 - (v) Existing homes within 150 m may be expanded and new second dwelling units added, as permitted, with appropriate soundproofing measures.

10.5.5 Waste Disposal Industrial (MD) Zone

MD-1 – West of 684 County Road 2, Town Line Farms & Town Line Processing Ltd. (Wards of Wellington & Hillier)

- a. The following additional use is permitted: waste lagoon serving the Town Line vegetable processing plant and associated infrastructure such as a flow monitoring station, pump house and waste/water lines, including uses normally ancillary thereto.
- b. Landscaping buffers are not required.

11.0 Institutional and Environmental Zones

11.1 List of Other Zones

For convenience purposes, the Institutional and Environmental Zones are shown in **Table 12-1**.

Zone Name	Zone Symbol
Institutional	I
Open Space	OS
Environmental Protection	EP
Environmental Protection – Provincially Significant Wetland	EP-W

11.2 Permitted Uses and Lot Requirements

- a. No person with any Institutional and Environmental Zone, shall use any lot, building, or structure for any purpose except for one (1) or more of the uses as permitted in accordance with **Table 11-2**. Uses permitted in the Institutional and Environmental Zones are denoted by the “dot” (●) in the column applicable to that Zone and corresponding with the row for a permitted use in **Table 11-2**. Where a use is identified by an "E", only uses existing at the time of passing of this By-law are permitted.

Use	Zone			
	I	OS	EP	EP-W
Agricultural Uses		E		E
Agricultural Uses, excluding new buildings or structures			●	
Airport	E			
Assembly Hall	●			
Cemetery	●			
Community Centre	●			
Conservation Use		●	●	●
Daycare Centre	●			
Emergency Medical Services (EMS) Station	●			

11.0 Institutional and Environmental Zones

Table 11-2: Uses Permitted in Institutional and Environmental Zones				
Use	Zone			
	I	OS	EP	EP-W
Flooding, sedimentation, and erosion control uses and structures as approved by Quinte Conservation Authority			•	•
Forestry			•	
Historical Site or Museum	•	•		
Hospital	•			
Library	•			
Medical Clinic	•			
Nursing Home	•			
Place of Worship	•			
Post Office	•			
Private Park		•		
Public Park	•	•		
School, Private	•			
School, Public	•			
Residential Uses				
Single-Detached Dwelling	•			
Specified Accessory Uses				
Boathouse		•		
Dock		•		
Home Business	•			

- b. Any use, building or structure permitted in any Other Zone in **Table 11-2** must be in accordance with the requirements set out in **Table 11-3**.

Table 11-3: Lot Requirements for Institutional and Environmental Zones				
Requirement	Zone			
	I	OS	EP	EP-W
Minimum Lot Area				
On Municipal Water <u>and</u> Sewer Services	0.0465 ha	0.0465 ha	N/A	N/A

Table 11-3: Lot Requirements for Institutional and Environmental Zones				
Requirement	Zone			
	I	OS	EP	EP-W
On Municipal Water <u>or</u> Sewer Services	0.4 ha	0.0465 ha	N/A	N/A
On Private Services	0.4 ha	0.0465 ha	N/A	N/A
Minimum Lot Frontage				
On Municipal Water <u>and</u> Sewer Services	15 m	N/A	N/A	N/A
On Municipal Water <u>or</u> Sewer Services	30 m	N/A	N/A	N/A
On Private Services	30 m	N/A	N/A	N/A
Maximum Lot Coverage	35%	35%	N/A	N/A

11.3 Zone Standards

Any use, building or structure permitted in any Other Zone in **Table 11-2** must also meet the requirements set out in **Table 11-4**.

Table 11-4: Lot and Building Requirements for Other Zones				
Requirement	Zone			
	I	OS	EP	EP-W
Minimum Front Yard	12 m	15 m	N/A	N/A
Minimum Exterior Side Yard	7.5 m	7.5 m	N/A	N/A
Minimum Interior Side Yard				
Abutting a Commercial or Industrial Zone	7.5 m	7.5 m	N/A	N/A
Abutting any other Zone	7.5 m	7.5 m	N/A	N/A
Minimum Rear Yard				
Abutting a Commercial or Industrial Zone	7.5 m	7.5 m	N/A	N/A
Abutting any other Zone	7.5 m	7.5 m	N/A	N/A
Minimum Landscaped Area	15%	35%	N/A	N/A
Maximum Building Height	15 m	10 m	N/A	N/A

11.4 Additional Zone Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Other Zones shall apply and be complied with.

11.4.1 Special Requirements in the EP Zone

- a. Docks and boathouses shall only be permitted with written approval from Quinte Conservation Authority. Docks and boathouses shall not be permitted within wetlands and watercourses.
- b. The placing or removal of fill, site grading, or in any way altering the contours of the ground, including driveway construction of any kind, whether originating on the site or elsewhere, is prohibited, unless prior written approval has been received from the Conservation.

11.5 Other Zone Exceptions

Except as specifically exempted or varied with the following site-specific exceptions, all other requirements of this By-law shall apply.

11.5.1 Open Space (OS) Exception Zones

OS-1 – 89 Gun Club Road (Ward of North Marysburgh) (By-law 4118-2017)

- a. The follow additional use is permitted: private gun club.

OS-2 – East of 1768 County Road 17, Part Lot 19, Concession 1, North Black River

- a. The follow additional use is permitted: park or overflow parking.
- b. Buildings shall be prohibited.

OS-3 – East of 16139 Loyalist Parkway, Part Lot 3, Concession North West Lake (Ward of Hallowell)

- a. Permitted uses shall be limited to the following: agricultural use, conservation use.
- b. No buildings or structures shall be permitted.

OS-4 – Part of Lots 5 & 6, Concession Waupoos Island (Ward of North Marysburgh) (By-law 2153-2008)

- a. Permitted uses shall be limited to the following: passive recreational activities in association with the uses permitted.

- b. No buildings or structures shall be permitted.

OS-5 – Part of Lots 22, Concession 1 South Side of East Lake, Ward of Athol (By-law 2177-2008)

- a. The only permitted use shall be a private park or open space. No buildings or structures, including a boat launching facility, shall be permitted.

OS-6 – 79 North Big Island Road (Ward of Sophiasburgh) (By-law 2294-2008)

- a. Permitted uses shall be limited to the following:
 - (i) The existing single detached dwelling on the existing footprint existing at the date of passing of this by-law;
 - (ii) The following uses accessory to and located entirely within the existing residence: home business, bed and breakfast establishment;
 - (iii) Private open space.
- b. Any alterations to the building footprint or soil disturbances requires completion of Stage 3 and 4 archaeological investigations or updates to the preservation plan by a licensed archaeologist to the satisfaction of the Ministry of Citizenship and Multiculturalism prior to work proceeding.

OS-7 – 1277 Danforth Road (Ward of Hillier)

- a. The following additional uses are permitted: one (1) dry storage building as an accessory use to the single-detached dwelling located at 1284 Danforth Road.
- b. The raising of livestock shall not be permitted.
- c. Residential uses, including the construction of a single-detached dwelling shall not be permitted.

OS-8 – Part of Lots 10, 188, 191, 196, 196B & 197, Plan 8 (Ward of Wellington) (By-law 3029-2012)

- a. The permitted uses shall be limited to the following: golf course; stormwater management facilities; and uses, buildings and structures normally accessory and incidental to the foregoing, excluding a club house.
- b. 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.

OS-9-H – 87 Onderdonk Lane (Ward of Ameliasburgh) (By-law 3588-2015)

- a. A By-law shall not be enacted to remove the "Holding" (H) Symbol until such time as:

- (i) The Ministry of Culture has provided written clearance for the archeological sites identified as the Elias Alley site (BaGi-57) through a Stage 4 Archaeological Assessment, and associated buffers.
 - (ii) Prior to the removal of the "Holding" (H) Symbol, no person shall erect any building or structure for any purpose and the only permitted use shall be conservation and open space uses.
- b. Upon Removal of the Holding (H) Symbol by Council, the uses and zone provisions shall apply.

OS-10 – 146 North Big Island Road (Ward of Sophiasburgh) (By-law 4231-2018)

- a. The RR-76 Zone and the OS-10 Zone shall be defined as one lot or parcel.
- b. Unenclosed decks, driveways, boathouses, docks, shore wells, or other marine facilities within 15 m of the regulatory flood plain or within 30 m of the high-water mark are permitted, subject to written approval from Quinte Conservation Authority.
- c. No structures shall be permitted within the 15 m of the street line of North Big Island Road.

OS-11 – West of 1523 North Big Island Road, Part Lot 45 Concession Big Island (Ward of Sophiasburgh) (By-law 4231-2018)

- a. The RR-78 Zone and the OS-11 Zone shall be defined as one lot or parcel.
- b. Unenclosed decks, driveways, boathouses, docks, shore wells, or other marine facilities within 15 m of the regulatory flood plain or within 30 m of the high-water mark are permitted, subject to written approval from Quinte Conservation Authority.
- c. No structures shall be permitted within the 15 m of the street line of North Big Island Road.

OS-12 – East of 1 Head Street, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The following additional uses are permitted: privately-owned utility, marina, boardwalk, and parking facilities.
- b. The minimum setback for all buildings from the existing top of slope: 6.0 m

OS-13 – West of 88 Cleave Avenue, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-Law 4591-2019)

- a. The following additional uses are permitted: privately owned utility, marina, boardwalk, and parking facilities.

OS-14-H – Fields of Wellington Subdivision, Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8 WELLINGTON; PARTS 9 & 11 47R8196; PRINCE EDWARD (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses shall be limited to the following: stormwater management facilities, private or public parks, playgrounds and picnic areas that do not detract from the stormwater management function, open space uses, uses, buildings and structures normally accessory and incidental to the foregoing.
- b. 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.
- c. 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.

OS-15-T – 1 Head Street, Part Lot 1025, 1076 Plan 24 Part 1 47R5921, Part 1 47R2099 except Part 2 47R592 (By-law 132-2022)

- a. The following additional uses are permitted: marina and accessory uses including storage, fueling facilities, canteen, and marine sales/service.
- b. A mobile restaurant shall be a temporary permitted use for three (3) years.
- c. No trees shall be removed, damaged or modified as a result of the placement of a mobile restaurant.

OS-16 – Reserved for future use

OS-17-T – Reserved for future use.

OS-18-H – 25 Prinyer's Cove Crescent (By-law 14-2023)

- a. Prior to removing the Holding Symbol, a Stage 3 Archaeological Assessment will be completed, in consultation with the County's First Nations, with approval provided by the County; subsequently, a Stage 4 Assessment shall be completed in consultation

with the County's First Nations and subject to approval from the County, if such a recommendation is made within the Stage 3 Assessment.

OS-19 – 3179 Highway 62 (Ward of Ameliasburgh)

- a. These lands are currently used as an Army/Air Force Base and are exempt from any of the regulations of this By-law so long as the property remains in Federal ownership.

11.5.2 Institutional (I) Exception Zones

I-1 – 243 & 245 Wellington Main Street, Wellington United Church (Ward of Wellington)

- a. The follow definition applies:
 - (i) A manse means a single detached dwelling used as the residence of a minister or other chief religious official and his or her family.
- b. The following additional uses are permitted: manse, parking lot.
- c. The following additional provisions shall apply:
 - (i) Minimum front yard depth, exclusive of steps, porches, retaining walls or verandas: 4.1 m
 - (ii) Minimum side yard setback for the manse only: 2.4 m

I-2 – 389 Picton Main Street (Ward of Picton)

- a. Permitted uses shall be limited to a health clinic with the following specific uses: physicians' offices, optometrists' offices, dentists' offices, administrative and business offices, coffee shop, retail sale of medical supplies, medicine prescription and non-prescription, and products typical to a medical supply store, space for the provision of the following tests: holter monitor (hook-up and removals), stress electrocardiograms, and pulmonary function testing; storage space as required to accommodate the foregoing uses; uses accessory to the foregoing and normally associated with a health care clinic.
- b. Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

I-3 – 46 King Street, Hope Centre (Ward of Picton)

- a. The following additional provisions shall apply:
 - (i) Minimum front yard: 3.0 m
 - (ii) Minimum rear yard: 5.0 m

- (iii) Minimum side yard: 1.5 m
- (iv) Maximum building height: 16 m
- (v) Maximum lot coverage: 55%
- (vi) Minimum off street parking requirement: 0

I-4 – 58 Johnson Street (Ward of Picton)

- a. The following additional provisions shall apply:
 - (i) No development shall occur and no buildings shall be located within 15 m of the drainage ditch located along the southerly limit of MacSteven Drive.
- b. Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

I-5 – 16 MacSteven Drive, Children’s Aid Society (Ward of Picton)

- a. The following provisions shall apply:
 - (i) In addition to the uses permitted in the Institutional Zone, business, professional and administrative offices are a permitted use.
 - (ii) No development shall occur and no buildings shall be located within 15.0 m of the drainage ditch located along the southerly limit of MacSteven Drive.
 - (iii) The minimum number of parking spaces required for business, professional and administrative offices shall be 1 parking space for every 26.0 m² of gross floor area of the building.
 - (iv) Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

I-6 – 89 Colliers Road (Ward of South Marysburgh)

- a. Permitted uses shall be limited to the following: private school for the teaching of music; uses and buildings accessory to the private music school, such as overnight accommodation, dining facilities or a performance centre; accessory dwelling for the owner/operator of the private music school.
- b. The following additional provisions shall apply:
 - (i) Minimum lot area: 13.7 ha
 - (ii) The setbacks of buildings existing on the date of passing of this by-law and any future additions and/or improvements thereto are permitted providing that the existing setbacks from the front and side lot lines are not further reduced.

- c. 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.

I-7 – 1724-C County Road 10, Cherry Valley Lions Community Park (Ward of Athol)

- a. Permitted uses shall be limited to the following: private park owned by a not-for-profit organization; private club house owned by a not-for-profit organization.
- b. Minimum lot frontage: 8.5 m

I-8 – Loyalist Parkway, Part of Lot 6, Concession 1, South Bay of Quinte, Glenora Ferry / Fisheries Office (Ward of North Marysburgh)

- a. The following provisions shall apply:
 - (i) In addition to the permitted uses, the following uses shall also be permitted: Fisheries research station; and buildings and structures accessory to the fisheries research station use.

I-9 – 115 County Road 29, 30 County Road 39 (Ward of Hillier)

- a. Permitted uses shall be limited to the following: private school, accessory dormitories for the accommodation of students; accessory dwellings for the accommodation of staff and students, buildings and structures accessory to the principal private school use.

I-10 – 5103 Highway 62 (Ward of Ameliasburgh)

- a. The following additional provisions shall apply:
 - (i) A planting strip shall be established along the east side lot line.
 - (ii) The planting strip shall consist of a continuous hedgerow of trees, evergreens or shrubs not less than: 2.5 m high and 9.1 m wide, immediately adjoining the lot line or portion thereof along which such planting strip is required.
 - (iii) The planting strip shall be planted, nurtured and maintained by the owner or owners of the lot on which the strip is planted.
 - (iv) A planting strip referred to in this subsection may form a part of any landscaped open space required by this by-law.

I-11 – 261 Wellington Main Street, Wellington Library (Ward of Wellington)

- a. The permitted uses shall be limited to the following: library, municipal building; community centre, and business/professional office.

- b. The following definition applies:
- (i) Community Centre means a building or part thereof in which facilities are provided for such purposes as meetings or events for civic, educational, political, religious, social, recreational or similar purposes.
- c. The following additional provisions shall apply:
- (i) Minimum lot area: 800 m²
 - (ii) Minimum lot frontage: 15 m
 - (iii) Minimum front yard: 5.5 m
 - (iv) Minimum interior side yard: 1.5 m
 - (v) Minimum exterior side yard: 0.61 m
 - (vi) Minimum rear yard: 1.5 m
 - (vii) Maximum lot coverage: 50%
 - (viii) Maximum building height: 10.7 m
 - (ix) Minimum parking space size: 2.74 m by 5.5 m
 - (x) 11 parking spaces are required, provided in a combination of on-site and off-site parking areas. A minimum of three (3) parking spaces shall be provided wholly on-site.
 - (xi) Where the parking area is located off-site, the off-site parking area shall be located on lands which are within 150 m of these lands and are in the same ownership, or on lands for which a long term renewable agreement or lease has been signed, if under different ownership from these lands.
- d. Notwithstanding the definition of “lot” provided in Section 2.0 of this By-law, as amended, the lands shall be deemed to constitute one lot for the purposes of this by-law.
- e. A minimum landscaped buffer of 1.5 m shall be provided and maintained between any parking space and any rear lot line.
- f. 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.

I-12 – 13628 Loyalist Parkway, Hallowell House (Ward of Hallowell)

- a. The requirements of Minimum Distance Separation I (MDS) shall not apply.

I-13 – 569 County Road 1 (Ward of Hallowell) (By-law 2090-2007)

- a. Permitted uses shall be limited to the following: police station; uses that are normally incidental and accessory to the foregoing.

I-14 – 240 Main Street & 2 Corey Street (Ward of Wellington) (By-law 2556-2010)

- a. The following additional provisions shall apply:
- (i) Minimum lot frontage: 15 m
 - (ii) Minimum number of on-site parking spaces: 96, including six (6) barrier-free spaces.
- b. 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.

I-15 – Reserved for future use.

I-16 – 15 Wellings Drive (Ward of Picton) (By-law 3189-2013 & 3419-2014)

- a. The permitted uses shall be limited to the following: hospital; nursing home; medical clinic; park, whether public or private; public uses or utilities in accordance with the general provisions of this by-law; townhouse dwellings; low rise apartments; quadruplexes; retirement home or retirement lodge; senior citizen's housing complex; uses buildings or structures accessory to the foregoing permitted uses.
- b. Accessory uses are permitted subject to the following provisions:
- (i) Accessory uses are limited to those complimentary to a retirement home or retirement lodge use, or to a senior citizen's housing complex including but not limited to a hairdresser, pharmacy, medical clinic, small scale retail uses to a maximum of 10% of the gross floor area.
 - (ii) Accessory uses shall be for the exclusive use of retirement home or retirement lodge, senior citizen's housing complex residents and employees.
- c. The following definitions apply:
- (i) Density means the ratio of the number of residential units to one net hectare of lot area.
 - (ii) Net Density means a calculation based on the number of hectares of net land area owned or proposed to be developed by a proponent and available for development.
 - (iii) Net Land Area means the area of a lot owned or being developed by a proponent less: Any lands which have been or which will be dedicated to the County or other agency of government for public roads, public pathways,

public open space, municipal parkland or public community facilities including, but not limited to libraries, fire stations, and recreational facilities. Any lands which are zoned “Environmental Protection” or “Environmental Protection- Provincially Significant Wetland”.

- (iv) Retirement Lodge or Retirement Home Uses means a residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided and common lounges, recreation rooms and medical care facilities may also be provided for the exclusive use of the residents. Such residence may include a kitchenette which may include convenience facilities such as a bar fridge and a microwave oven, but without full cooking facilities.
- (v) Senior Citizen’s Housing Complex means any home for senior citizens sponsored and administered by any person, public agency or service club, church or other non-profit organization, and such homes may include accessory uses usually associated with senior citizens development.

d. The following additional provisions apply:

- (i) Lot frontage (minimum): 0.0 m
- (ii) Minimum front yard (from OS Zone): 5.0 m
- (iii) Minimum interior side yard: 6.0 m
- (iv) Minimum rear yard: 9.0 m
- (v) Maximum density for senior citizen’s housing complex of four (4) dwelling units or less, townhouse dwelling: 60 dwelling units per net hectare.
- (vi) Maximum density for retirement home or retirement lodge, senior citizen’s housing complex: 100 dwelling units per net hectare.
- (vii) Lot coverage (maximum): 45%
- (viii) Landscaped open space (minimum): 30%
- (ix) Height (maximum): 15.0 m

e. Lands zoned I-17 shall be considered as one lot for zoning purposes.

I-17-H –15 Wellings Drive (Ward of Picton) (By-law 3742-2016)

- a. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
 - (i) That capacity has been allocated in accordance with Policy EV800 or any amendment or successor thereof.

- (ii) 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.
 - (iii) A Site Plan Agreement shall be entered into prior to any development of the site.
- b. Once a by-law to remove the Holding Symbol has been passed, all uses and regulations of the Zone shall be permitted.

I-18-H – 15 Wellings Drive (Ward of Picton) (By-law 3742-2016)

- a. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
- (i) The bonusing policies of the Secondary Plan (5.1.1.4) related to increased densities in the Town Residential Area have been satisfied, or amendments to the Secondary Plan have been approved.
 - (ii) That capacity has been allocated in accordance with Policy EV800 or any amendment or successor thereof.
 - (iii) 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.
 - (iv) A Site Plan Agreement shall be entered into prior to any development of the site.
- b. Once a by-law to remove the Holding Symbol has been passed, all uses and regulations of the Zone shall be permitted.

I-19 – 13468 Loyalist Parkway (Ward of Picton) (By-law 3369-2014)

- a. Permitted uses shall be limited to the following:
- (i) Nursing Home/Long Term Care Home licensed under the Long-Term Care Act, 2007, as amended, replaced or re-enacted;
 - (ii) Retirement Home licensed under the Retirement Homes Act, 2010, as amended, replaced or re-enacted;
 - (iii) Care Units for overnight accommodation of staff within a portion of the retirement home or long-term care home;
 - (iv) Uses, buildings and structures accessory to permitted uses.
- b. The following additional provisions shall apply:
- (i) Minimum interior side yard (new addition only): 7 m
 - (ii) Minimum rear yard: 21.3 m

- (iii) Minimum Setback of all buildings from the normal high-water mark of Waring's Creek: 30 m
 - (iv) Minimum number of standard parking spaces: 27
 - (v) Minimum number of barrier-free parking spaces: 2
- c. 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.

I-20 – 14 Empire Boulevard, Wellington on the Lake Recreation Centre (Ward of Wellington) (By-law 3948-2017)

- a. The following additional uses are permitted: one (1) private non-commercial recreational building, related tennis courts, swimming pool and accessory buildings
- b. The following additional provisions shall apply:
 - (i) Minimum lot frontage: lot frontage onto Empire Boulevard, a privately owned lane.

I-21 – 289 Bloomfield Main Street, Bloomfield Town Hall (Ward of Hallowell) (By-law 4193-2018)

- a. The following additional uses are permitted: visitors or tourist assistant centre; retail sales of tourist related goods; business / professional office; personal service shop.

I-22 – 27 Corey Street (Ward of Bloomfield Hallowell) (By-law 249-2020)

- a. The permitted uses are limited to the following: nursing home; medical clinic; park, whether public or private; public uses or utilities in accordance with the general provisions of this by-law; townhouse dwellings; low-rise apartments; quadruplexes; retirement home or retirement lodge; senior citizens' housing complex; community hub; uses, buildings or structures accessory to the foregoing permitted uses.
- b. Accessory uses complementary to a retirement home or a retirement lodge use, or to a senior citizens' housing complex including but not limited to a hairdresser, pharmacy, medical clinic and small-scale retail uses are limited to a maximum of 10% of the gross floor area. The accessory uses shall be for the exclusive use of the retirement home or retirement lodge, senior citizens' housing complex residents and employees.
- c. The following additional provisions shall apply:
 - (i) Maximum lot coverage: 45%
 - (ii) Minimum landscaped open space: 30%
 - (iii) Maximum height: 15 m

I-23 – 1041 County Road 7, Cressy Bayside Estates (Ward of North Marysburgh) (By-law 179-2022)

- a. The following additional provisions shall apply:
 - (i) The permitted uses shall be limited to a cemetery and open space.
- b. The Holding (H) Symbol shall not be removed until such time as the owner has entered into a Subdivision Agreement and Condominium Agreement and/or a Site Plan Agreement.
- c. The Holding (H) Symbol shall not be removed until such time as the owner has entered into a Subdivision Agreement and Condominium Agreement and/or a Site Plan Agreement with the Corporation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and/or 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

I-24-H – 175 County Road 4 (Talbot Street) (By-law 182-2022)

- a. The permitted uses shall be limited to: public school.
- b. The Holding (H) Symbol shall not be removed until such time as the owner has entered into a Site Plan Agreement with the Corporation of the County, which agreement shall include but not limited to, addressing all municipal requirements, financials or otherwise, in accordance with Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

11.5.3 Environmental Protection (EP) Exception Zones

EP-1 – Carson (Ward of North Marysburgh) (Amending By-law No. 2007-2007)

- a. The only permitted uses shall be a cabin existing as the date of adoption of this by-law, private dock and a shore well.
- b. An existing cabin as permitted in provision a. may not be rented to guests and cannot be enlarged or expanded in any way.

EP-2 – 1652 County Road 13 (By-law 2383-2009)

- a. The following additional use is permitted:
- b. One (1) detached storage building with a maximum floor area of 66.9 m².

EP-3 – 289 Victoria Road (Ward of Ameliasburgh) (Bylaw 3012-2012)

- a. The barn existing on the date of passing of this by-law shall only be used for the purpose of dry storage.

EP-4 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton) (By-law 4591-2019)

- a. The following additional provisions apply:
 - (i) The placing or removal of fill, site grading, or in any way altering the contours of the ground, is prohibited.
 - (ii) The area shall be maintained as a “no-cut” vegetated buffer. The placing or removal of fill, site grading, or any way altering the contours of the ground is prohibited. Selective trimming or removal of vegetation shall be permitted. Selective trimming for overgrowth and undergrowth of branches up to 100mm in diameter and up to 3.6 m high for the purpose of maintenance and sightlines along the top of slope shall be permitted. Cutting and removal of dead trees above the ground is permitted.
 - (iii) Docks, boathouses and other water structures are prohibited on or directly abutting the zone.
- b. The following applies to lands within 6 m of the Zone:
 - (i) Prohibited uses:
 - a) Building foundations
 - b) Residential additions
 - c) Detached garages/workshops
 - d) Greenhouses
 - e) In-ground pools
 - (ii) Permitted uses:
 - a) On-grade patios and on grade decks, less than 600 mm in height, but shall not be located within 2.4 m.
 - b) Decks attached to a dwelling and over 600 mm in height, but shall not be located within 3 m.
 - c) One (1) shed not to exceed a footprint of 10 m².

**EP-5 – 2353 County Road 7; Part of Lot 8 Concession Bayside (Ward of North Marysburgh)
(By-law 2952-2011; By-law 08-2024)**

- a. The following additional uses shall be permitted:
 - (i) Trails;
 - (ii) Structures such as observation platforms and decks that are located outside of the erosion hazard limit, and that have been approved by the Conservation Authority and the Municipality
- b. No development is permitted within the two wetland areas identified on Schedule 1. Development must be set back a minimum of 15 m from these two (2) wetland areas.

12.0 Future Development (FD) Zone

12.1 Permitted Uses and Lot Requirements

- a. No person within the Future Development Zone, shall use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a “dot” (●) in **Table 12-1**.

Table 12-1: Permitted Uses in the Future Development Zone	
Use	Zone
	FD
Residential Uses	
A use existing on the date of passing of this By-law	●
Accessory building or use to an existing use on the date of passing of this By-law	●
Non-Residential Uses	
A use existing on the date of passing of this By-law	●
Accessory building or use to an existing use on the date of passing of this By-law	●
Agricultural uses	●

- b. Any use, building or structure permitted in the Future Development Zone in **Table 12-1** must be in accordance with the requirements set out in **Table 12-2**.

Table 12-2: Lot Requirements for the FD Zone	
Requirement	Zone
	FD
Minimum Lot Area	As existing on the date of passing of this By-law
Minimum Lot Frontage	As existing on the date of passing of this By-law
Maximum Lot Coverage	As existing on the date of passing of this By-law

12.2 Zone Standards

Any use, building or structure permitted in the Future Development Zone in **Table 12-2** must also meet the requirements set out in **Table 12-3**.

Standard	Zone
	FD
Minimum Lot Area	As existing on the date of passing of this By-law
Minimum Lot Frontage	As existing on the date of passing of this By-law
Maximum Lot Coverage	As existing on the date of passing of this By-law
Minimum Front Yard	12 m
Minimum Exterior Side Yard	12 m
Minimum Interior Side Yard	6 m
Minimum Rear Yard	12 m
Maximum Lot Coverage	15%
Minimum Floor Area	As existing on the date of passing of this By-law
Maximum Height	As existing on the date of passing of this By-law

12.3 Additional Zone Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Future Development (FD) Zone shall apply and be complied with.

12.4 Future Development (FD) Exception Zones

Except as specifically exempted or varied with the following site-specific exceptions, all other requirements of this By-law shall apply.

FD-1 – 380 Main Street (Ward of Bloomfield)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2.8a ha
 - (ii) Minimum lot frontage: 0 m
 - (iii) Minimum setback of existing building: 6.3 m
 - (iv) Access to the lot is by way of a 1.57 m private right-of-way as described as 'Part Lot 174, Part 5, Registered Plan 2' in the former Village of Bloomfield.

FD-2 – 36 Neary Avenue, Macauley Village (Ward of Hallowell)

- a. Permitted uses shall be limited to the following: open space, public use or utility, conservation uses, excluding any buildings or structures, and agricultural uses, excluding any buildings or structures.

FD-3-H – Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8, Fields of Wellington (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses shall be limited to the following: uses existing on the date of passing of this by-law;
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.05 ha
 - (ii) Minimum lot frontage: 0.05 ha
- c. 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.

13.0 Schedules

A-Series: Zones

- A-1 Demorestville and Northport
- A-2 Rossmore and Mountain View
- A-3 Consecon and Carrying Place
- A-4 Bloomfield
- A-5 Wellington
- A-6.1 Picton Urban Centre – North
- A-6.2 Picton Urban Centre – South
- A-7 Adolphus Reach
- A-8 Long Point
- A-9 Cherry Valley

B-Series: Intake Protection Zones

- B-1 Ameliasburgh
- B-2 Rossmore
- B-3 Picton
- B-4 Wellington

14.0 Enactment

14.1.1 Repeal of By-laws

Save and except to give effect to the transition clauses established in **Subsection 1.8 Transition** of this By-law, the following former Zoning By-laws adopted under the Planning Act, as amended, as they apply to any part of the defined area, are hereby repealed.

14.1.2 Effective Date

This By-law shall come into force and effect on the date of its final passing. If any appeals are received in accordance with the Planning Act, as amended, this By-law shall come into force and effect except for those lands or sections of this By-law that are subject to the appeals.

14.1.3 Enactment

Enacted by the Council of Prince Edward County this 10th day of November, 2025.

This By-law shall take force and come into effect on the date of passing hereof subject to the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.



Steve Ferguson, Mayor

Victoria Leskie, Municipal Clerk