

REVISED ZONING BY-LAW AMENDMENT TEXT

VACANT PROPERTY ON HIGHWAY 62

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THE CORPORATION OF THE COUNTY OF PRINCE EDWARD BY-LAW NO. XXXX-2026

A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW NO. 140-2025, AS AMENDED Part of Lot 60 Concession 2, Broken Front (Ward of Sophiasburgh)

WHEREAS By-law no. 140-2025, as amended, is the Comprehensive Zoning By-law governing the lands located within the County of Prince Edward in the Ward of Sophiasburgh.

AND WHEREAS the Council of The Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 140-2025 for the lands described as Part of Lot 60 Concession 2, Broken Front Township of Sophiasburg in the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS authority is granted under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;

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

1. **THAT** By-law No. 140-2025, as amended, is hereby amended by the addition of the following subsection 10.5.3 of Section 10 entitled "Rural Industrial (MR) Zones" immediately after item MR-XX thereof:

"MR-XX- Part of Lot 60 Concession 2, Broken Front (Ward of Sophiasburgh)

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

- a. The permitted uses shall be limited to: Agricultural Processing Facility; Cidery, Distillery, Micro-Brewery; Contractor's Yard; Equipment Sales and Rental, Heavy; Farm Machinery Sales and Service; Garden and Nursery Sale and Supply Establishment; Light Manufacturing Establishment; Motor Vehicle Repair Garage; Outdoor Storage of Vehicles, RVs, Boats; Parking Lot; Place of Recreation; Public Works Yard; Recreational Vehicle Sales & Service Establishment; Self-Storage Facility; Service Shop; Veterinary/Animal Clinic; Warehouse; Workshop; and Workshop, Custom.
- b. The following definition applies:
 - i. Outdoor Storage of Vehicles, RVs, Boats: shall mean an open area of land used for the storage of vehicles, recreational vehicles, boats or other large equipment. Outdoor Storage of Vehicles, RVs, Boats are not subject to the accessory outdoor storage provisions of this by-law.
- c. The following uses shall only be permitted as accessory use to a permitted use: Building Supply Outlet; Home Business; Office; Outdoor Storage; Showroom; and a Single Detached Dwelling.
- d. The following additional provisions apply:
 - i. Outdoor storage is permitted as an accessory use, in accordance with the following provisions:
 - (i) Shall only be located in a rear yard or interior side yard and shall comply with the minimum setbacks of the MR Zone;
 - (ii) Maximum Lot Coverage: 25%; and
 - (iii) Be enclosed by an opaque fence, wall, or landscaping that has a minimum 2 metre height.
 - ii. A 10-metre-wide landscape buffer shall be required along the front lot line along Highway 62, except a drive aisle or vehicle access required for egress/ingress and natural heritage/water features are permitted to interrupt the landscape buffer.

All other provisions of the MR Zone and By-law No. 140-2025, as amended, shall apply to the lands zoned MR-X.”

1. **THAT** Schedule “A-4” Consecon and Carrying Place to By-law No. 140-2025, as amended, is hereby amended by changing the zone category thereon from the Rural (RU) Zone to Rural Industrial (MR-X) Zone, Environmental Protection – Provincially Significant Wetland (EP-W), and Environmental Protection (EP) Zone in accordance with Schedule “1” attached hereto.
2. **THAT** Schedule ‘1’ attached hereto forms part of this by-law.
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.

Read a first, second and third time and finally passed this ____ day of ____, 2026.

Clerk

Mayor

Schedule 1

